Karen Johnson Davidson County
Batch# 994620 DEEDQC
04/20/2023 01:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230420-0029266

Holly Hemmrich, Register
Sumner County Tennessee
Rec #: 1106429 Instrument #: 1448266
Rec'd: 15.00 Recorded
State: 0.00 4/20/2023 at 11:59 AM
Clerk: 0.00 in Record Book
Other: 2.00 6148
Total: 17.00 Pages 580-582

FORWARDED TO SUMNER COUNTY ASSESSOR
OF PROPERTY ON DATE OF RECORDING

QUITCLAIM DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BS-TBH-23-418-324-607

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-13-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jonathan A. Arbuckle and wife, Bethany Arbuckle	**New Owner**	
(NAME) **949 Russell St.,**	(NAME)	**169F-A-022.00 (Sumner County)** **083-11-0-181.00 (Davidson County)**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TBH PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JONATHAN A. ARBUCKLE AND WIFE, BETHANY ARBUCKLE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **SUMNER** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1 - (418 Indian Lake)

Land in Sumner County, Tennessee, being Lot No. 58 on the Plan of Plat of Part 2, Cherokee Woods Subdivision, Section 6 of record in Plat Book 1, Page 271, in the Register's Office for Sumner County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to TBH Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Joshua Newman Ventures, LLC, a Delaware Limited Liability Company of record in Book 5037, page 563, Register's Office for Sumner County, Tennessee, dated September 20, 2019 and recorded on September 25, 2019.

Tract 2 - (324 A Riverside Dr)

Land in Davidson County, Tennessee, being Lot No. 7-A and 7-B on the Subdivision of Portland Park of record in Plat Book 6250, Page 286, amending Book 5200, Page 415, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to TBH Properties, LLC, a Tennessee limited liability company by Quitclaim deed from Raja Properties, LLC, a Tennessee Limited Liability Compnay of record in Instrument No. 20210714-0094814 Register's Office for Davidson County, Tennessee, dated July 12, 2021 and recorded on July 14, 2021.

This is **improved** property known as: **418 Indian Lake, Hendersonville, Tennessee 37075 & 324 A Riverside Dr., Nashville, TN** .

Witness my/our hand(s) this the 19 day of April, 2023.

TBH Properties, LLC, a Tennessee limited liability company

By: Jonathan A. Arbuckle, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN A. ARBUCKLE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of TBH PROPERTIES, LLC, the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19 of April, 2023.

Notary Public

My Commission Expires: 11-3-25

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, John Gleaves, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 19, 2023 (date of document).

Affiant Signature

Date: April 19, 2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

