Karen Johnson Davidson County
Batch# 1055417 DEEDQC
09/29/2023 08:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230929-0076391

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF September 2023

Notary Public

MY COMMISSION EXPIRES: 4-3-25
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-RAJA-23-1329-906

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)
Raja Properties, LLC, a Tennessee limited liability company	**New Owner**	
(NAME) **949 Russell St.,**	(NAME)	**07204007400 & 08305034600**
(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 **RAJA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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 **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Parcel 1: 1329 Stratford Avenue, Nashville, TN 37216

Land in Davidson County, Tennessee, Being Part of Lots No. 252, and 253, on the Plan of Inglewood Place, of record In Book 332, page 101, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made by T. R. Sanford, June 7, 1949 as follows:

Beginning at the northwest intersection of Kennedy Avenue and Stratford Avenue, thence with the margin of Kennedy Avenue, North 29 degrees, 28 minutes East 179 feet to an iron pin on the South line of Lot no. 5 of the Williams Plan, of record in Book 2, page 128, of the Chancery Court at Nashville, said point being 10.9 feet East of the original corner of Lots Nos. 252 and 253 of said Inglewood Subdivision; thence North 67 degrees west along the south line of lot No. 5 of said William's Plan, 100 feet to an old Iron pin which is 16.5 feet of the original line of Lot 253; thence South 23 degrees, 34 minutes West 142 feet to an old iron pin in the north margin of Stratford Avenue; thence with the margin of the same, South 45 degrees, 12 minutes East 88 feet to the beginning.

Being a portion of the same property conveyed to TBH Properties, LLC, a Tennessee limited liability company by Warranty deed from Raja Properties LLC, a Tennessee limited liability company of record in Instrument No. 20200415-0039546 Register's Office for Davidson County, Tennessee, dated April 10, 2020 and recorded on April 15, 2020. Being also known as 1329 Stratford Avenue, Nashville, TN 37216.

Parcel 2: 906 North 14th Street Nashville, Tennessee 37206

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Map of Subdivision of Part of The Weakley Home Place of record in Plat Book 421, Page 36, 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 a portion of the same property conveyed to TBH Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Raja Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200803-0085598 Register's Office for Davidson County, Tennessee, dated July 24, 2020 and recorded on August 03, 2020. (Value of consideration shown in aforementioned deed $795,000.00.) Being also known as 906 North 14th Street Nashville, Tennessee 37206.

Witness my/our hand(s) this the 27 day of September, 2023.

TBH Properties, LLC

Jonathan A. Arbuckle, Member

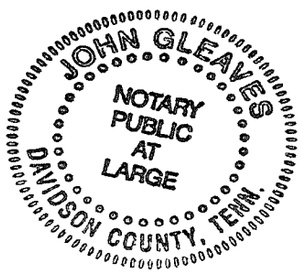
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 27th day of September, 2023.

Notary Public

My Commission Expires: 11-3-25



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 September 27, 2023 (date of document).

Affiant Signature

Date: September 27, 2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4-27

