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 28 DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-VC-24-1608A

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson
Batch # 1118320
04/03/2024 12:55:02 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240403-0023524

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Raja Properties, LLC, a Tennessee limited liability company	New Owner	
(NAME)	(NAME)	**081-12-2C-001.00-CO**
949 Russell St.,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **EMILY ARBUCKLE, UNMARRIED, AND JONATHAN A. ARBUCKLE, MARRIED,** 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:

Land in Davidson County, Tennessee, being Unit A of OneThousandSixHundredEight Seventh Avenue North, a Horizontal Property Regime with Private Elements located at Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for OneThousandSixHundredEight Seventh Avenue North, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20211228-0170682, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of OneThousandSixHundredEight Seventh Avenue North, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20211228-0170682, and Bylaws appended thereto as Exhibit "C", in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Emily Arbuckle, unmarried and Jonathan A. Arbuckle, married, as tenants in common with rights of survivorship by Quitclaim Deed from TBH Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230814-0063188 Register's Office for Davidson County, Tennessee, dated August 11, 2023 and recorded on August 14, 2023.

**Said property is not the primary residence of either Grantor.

This is **improved** property known as: **1608 A 7th Ave N., Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 28 day of March, 2024.

Emily Arbuckle

Jonathan A. Arbuckle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY ARBUCKLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of March, 2024.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

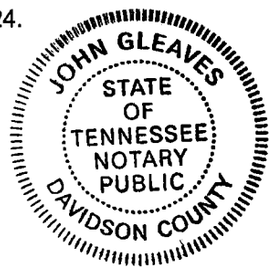


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN A. ARBUCKLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of March, 2024.

Notary Public
My Commission Expires: 11-3-25
(SEAL)



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