QUITCLAIM DEED

Karen Johnson
Batch # 1142433
06/03/2024 02:53:53 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240603-0041285

JG-VC-24-324

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 31 DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(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)
Raja Properties, LLC, a Tennessee limited liability company	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**083-11-0-181.00**
1115 Indian Point Dr.,		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **JONATHAN A. ARBUCKLE AND WIFE, BETHANY ARBUCKLE,** 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 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 a portion of the same property conveyed to Jonathan A. Arbuckle and wife, Bethany Arbuckle by Quitclaim Deed from TBH Properties LLC, a Tennesse Limited Liability Company of record in Instrument No. 20230420-0029266 Register's Office for Davidson County, Tennessee, dated April 19, 2023 and recorded on April 20, 2023.

This is **improved** property known as: **324 Riverside Drive., Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 31 day of May, 2024.

Jonathan A. Arbuckle

Bethany Arbuckle

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 and wife, Bethany 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of May, 2024.

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

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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