QUITCLAIM DEED

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

20240603-0041287

Davidson County
DEEDQC
2 pgs

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

JG-VC-24-324

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	New Owner	
(NAME) **949 Russell St.,**	(NAME)	**083-11-0-181.00**
(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, **RAJA 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:

THE PURPOSE OF THIS INSTRUMENT IS TO OBTAIN SEPARATE MAP & PARCEL NOS. FOR EACH LOT.

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 RAJA Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20240603-0041285, Register's Office for Davidson County, Tennessee.

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

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

Raja Properties, LLC

BY: _____
Jeremy Martin
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEREMY MARTIN, 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 MANAGING MEMBER of RAJA PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

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

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



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