QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1148990 DEEDQC
06/20/2024 08:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240620-0046148

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF June, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

THIS INSTRUMENT WAS PREPARED BY (and return to):
Lux Law Group, PLLC
1201A 7th Avenue North
Nashville, TN 37208

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
ARG Investments, GP (NAME)	**New Owner** (NAME)	
2126 River Overlook Dr. (ADDRESS)	(ADDRESS)	**07010000900**
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

MATTHEW KENDALL ROLEY AND KELLY DEANNE ROLEY, HUSBAND AND WIFE, AND SCOTT ROLEY AND LINDA ROLEY, HUSBAND AND WIFE ("GRANTOR")

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

ARG INVESTMENTS, GP, A TENNESSEE GENERAL PARTNERSHIP ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1, 2500 BUENA VISTA FINAL PLAT, OF RECORD IN INSTRUMENT NUMBER 20240408-0024518, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING A PART OF THE SAME PROPERTY CONVEYED TO MATTHEW KENDALL ROLEY AND KELLY DEANE ROLEY, HUSBAND AND WIFE, HAVING A ½ UNDIVIDED INTEREST, AND SCOTT ROLEY AND LINDA ROLEY, HUSBAND AND WIFE, HAVING A ½ UNDIVIDED INTEREST, BY QUITCLAIM DEED FROM LYDIA A. GREENE, UNMARRIED, LYDIA A. GREENE, TRUSTEE, FOR THE BENEFIT OF THOMAS B. GREENE, JR., AND DREXSEL S. GREENE, HEIRS AT LAW OF THOMAS GREEN, OF RECORD IN INSTRUMENT NUMBER 20150515-0044822, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID KELLY DEANE ROLEY AND KELLY DEANNE ROLEY BEING ONE AND THE SAME.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

This is **unimproved** property known as: **0 Buena Vista Pike, Nashville, Tennessee 37218**

Witness our hands this the 19 day of June, 2024.

Matthew Kendall Roley

Kelly Deanne Roley

Scott Roley

Linda Roley

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Matthew Kendall Roley**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of June, 2024.

Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-24-2028

STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal, this the 19 day of June, 2024.

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

STATE OF New Mexico)
COUNTY OF San Juan)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Scott Roley**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of June, 2024.

Jake Williams
Notary Public
My Commission Expires: 12/06/2027

STATE OF NEW MEXICO
NOTARY PUBLIC
JAKE WILLIAMS
COMMISSION #2001553
COMMISSION EXPIRES 12/06/2027

STATE OF New Mexico)
COUNTY OF San Juan)

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

Witness my hand and official seal, this the 6th day of June, 2024.

Jake Williams
Notary Public
My Commission Expires: 12/06/2027

STATE OF NEW MEXICO
NOTARY PUBLIC
JAKE WILLIAMS
COMMISSION #2001553
COMMISSION EXPIRES 12/06/2027

Certificate of Authenticity

I, Ryan Lux, 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 6/19/24.

Date

Affiant Signature

6/19/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of June, 2024.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027