QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1148990 DEEDQC
06/20/2024 08:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240620-0046149

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)
Matthew Kendall Roley **Kelly Deanne Roley** **Scott Roley** **Linda Roley**	**New Owner**	
(NAME)	(NAME)	
2504 Buena Vista Pike		**07010006200**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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,

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

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

MATTHEW KENDALL ROLEY AND KELLY DEANNE ROLEY, HUSBAND AND WIFE, HAVING A ½ UNDIVIDED INTEREST, AND SCOTT ROLEY AND LINDA ROLEY, HUSBAND AND WIFE, HAVING A ½ UNDIVIDED INTEREST ("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. 2, 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 ARG INVESTMENTS, GP, A TENNESSEE GENERAL PARTNERSHIP, BY WARRANTY DEED FROM DEFERMYGAIN.COM, LLC, TRUSTEE OF W.E. LEGACY TRUST, A MISSOURI BUSINESS TRUST, CARLTON FREDERICK WILKINSON, UNMARRIED, AND KATHLEEN LOIS WILKINSON, UNMARRIED, INDIVIDUALLY AND AS THE SOLE BENEFICIARIES UNDER THE LAST WILL AND TESTAMENT OF DELOIS J. WILKINSON, AND KATHLEEN LOIS WILKINSON, AS TRUSTEE OF THE DAWN MARI WILKINSON TRUST UNDER AGREEMENT DATED DECEMBER 29, 2006, OF RECORD IN INSTRUMENT NUMBER 20220706-0077898, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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.

[Signatures to appear on the following page]

[Signature page of Quitclaim Deed]

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

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

ARG INVESTMENTS, GP,
a Tennessee general partnership

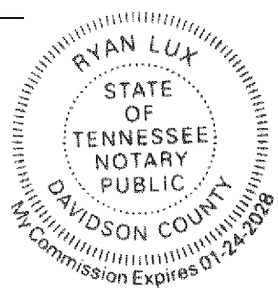
By: Alex Henderson
Its: General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 19 day of June, 2024, before me personally appeared **Alex Henderson**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be General Partner of ARG Investments, GP, the within named bargainor, a general partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of ARG Investments, GP, as General Partner.

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

Notary Public
My Commission Expires:



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