Karen Johnson Davidson County
Batch# 1173120 DEEDQC
08/22/2024 08:34:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240822-0064471

File No: TN2402951R

After Recording, Send to:
Novare National Settlement Service, LLC
3180 Curlew Rd., Suite 108
Oldsmar, FL 34677

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
TBH PROPERTIES, LLC a Tennessee limited liability company, 104 Allen Court South, Henderson, TN 37075

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Tax Parcel Number: 081-12-2C-002.00-CO

QUITCLAIM DEED

Raja Properties, LLC, a Tennessee limited liability company, ("Grantor"), of **1115 Indian Point Dr, Brentwood, TN 37027**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **TBH PROPERTIES, LLC a Tennessee limited liability company,** ("Grantee"), whose tax mailing address is **104 Allen Court South, Henderson, TN 37075,** with quitclaim covenants, its interest in the following described real estate:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Onethousandsixhundredeight Seventh Avenue North, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20211228-0170682, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property Address is: 1608 B 7th Ave N, Nashville, TN 37208

THE INSTRUMENT CONSTITUTING THE SOURCE OF GRANTOR'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A WARRANTY DEED RECORDED AS INSTRUMENT NO. 20210609-0077818 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 081-12-2C-002.00-CO

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on August 12, 2024:

Raja Properties, LLC, a Tennessee limited liability company

By: _____

Name: Jonathan Arbuckle

Its: Member

Raja Properties, LLC, a Tennessee limited liability company

By: _____

Name: Raymond Tate

Its: Manager Member

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Jonathan Arbuckle** and **Raymond Tate** as Manager Member on behalf of **Raja Properties, LLC, a Tennessee limited liability company**, personally known to me or has produced TN Drivers License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 12th day of Aug., 2024.

Notary Public

DEBORAH L. GAUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

Affiant

Subscribed and sworn to before me on this the 12th day of August, 2024.

Notary Public

My Commission Expires: 11/06/2024

SEAL

DEBORAH L. GAUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

Tennessee Certification of Electronic Document

I, Susan Brooks, 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 8/12/24 (date of document).

Susan Brooks
Affiant Signature

8/21/24
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 21st day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

Notary Public State of Florida
John A. Innes Jr.
My Commission
HH 279528
Exp. 8/29/2026