QUITCLAIM DEED

STATE OF TN)

COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18 DAY OF October, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-MBT-24-5707AB

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
608 Shelby Ave
Nashville, TN 37206

Karen Johnson
Batch # 1198409
10/25/2024 03:46:49 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241025-0083181

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
TBH PROPERTIES, LLC	**New Owner**	
(NAME)	(NAME)	**103 02 2K 001.00; 103 02 2K 002.00; and 094 02 0 177.00**
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 BETHANY ARBUCKLE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **TBH PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY** 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:

Tract 1 (5707 Maudina Avenue, Units A & B, Parcels 103 02 2K 001.00 and 103 02 2K 002.00):

A certain unit located in DAVIDSON County, Tennessee, being known and designated as Unit A & B of FIVE THOUSAND SEVEN HUNDRED SEVEN MAUDINA, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing FIVE THOUSAND SEVEN HUNDRED SEVEN MAUDINA, a Horizontal Property Regime, of record in Instrument No. 20211228-0170683, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jonathan A. Arbuckle and wife, Bethany Arbuckle, by Quit Claim Deed from TBH Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240819-0063445, in the Register's Office of Davidson County, Tennessee, dated July 12, 2024 and recorded on August 19, 2024.

Tract 2 (607 South 19th Street, Parcel 094 02 0 177.00):

Being the rear or Northerly 50 feet of Lot No. 114 on the Plan of the UNITED ELECTRIC RAILWAY'S ADDITION TO EAST NASHVILLE, as of record in Book 161, page 8, of the Register's Office for Davidson County, Tennessee.

Said part of said lot begins in the Easterly margin of 19th Street at a point 100 feet Northerly from the Northeast corner of Ashworth or Eastside Avenue and 19th Street, and running thence Northerly with said 19th Street, 50 feet to an alley; thence Easterly with said alley, 50 feet to the Northwest corner of Lot 113, thence South with the said Westerly line of Lot 113, 50 feet; thence Westerly and parallel with said alley, 50 feet to the beginning.

Being a portion of the same property conveyed to Jonathan A. Arbuckle and Bethany Arbuckle, Husband and Wife, by Quit Claim Deed from ESW Of TN, LLC, of record in Instrument No. 20221220-0131531, in the Register's Office of Davidson County, Tennessee, dated December 14, 2022 and recorded on December 20, 2022.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.
This is **improved** property known as: **5707 A & B Maudina Ave. Nashville, Tennessee 37209 & 607 S 19th St., Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 18 day of October, 2024.

Jonathan Arbuckle

Bethany 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 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of October, 2024.

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

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal, this the 18th of October, 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