QUITCLAIM DEED

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 2 DAY OF January, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

SYDNEY KLETT · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 11-03-2025

Karen Johnson
Batch # 1223066
01/03/2025 01 04 55 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250103-0000646

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)
Prime Halls Restoration, LLC, A Tennessee Limited Liability Company	**Same as New Owner**	
(NAME) **5016 Centennial Blvd. Ste. 200,**	(NAME)	**081-11-0-318.00**
(ADDRESS) **Nashville, TN 37209**	(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, **ARA VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **PRIME HALLS RESTORATION, 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

Land in Davidson County, Tennessee, being the South 1/2 of Lot No 292, on the Map of D T McGavock and other's Addition to Nashville, of record in Book 21, Page 41, Register's Office of Davidson County, Tennessee

Said part of said lot fronts 50 feet on the East side of 16th Avenue North and runs back between parallel lines 170 feet to an alley

Being the same property conveyed to ARA Ventures LLC by Quitclaim Deed from ARA Investment Group, LLC, a Tennessee Limited Liability Company of record in Instrument No 20230313-0017951 Register's Office for Davidson County, Tennessee, dated March 3, 2023 and recorded on March 13, 2023

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 **1732 16th Ave N, Nashville, Tennessee 37208**

Witness my/our hand(s) this the 2 day of Jan, ~~2024~~ 2025

ARA Ventures, LLC

BY _____
Rico Hall
Member

BY _____
Carissa Josaphat
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICO HALL, 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 MEMBER of ARA VENTURES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the ~~29th~~ 2 of ~~October~~ Jan, ~~2024~~ 2025

_____
Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARISSA JOSAPHAT, 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 MEMBER of ARA VENTURES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the ~~29th~~ 2 of ~~October~~ Jan, ~~2024~~ 2025

_____
Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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