Karen Johnson Davidson County
Batch# 1224102 DEEDWARR
01/07/2025 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20250107-0001261

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-7-26
(AFFIX SEAL)

SARAH HAZLEWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-7-2026

S-BR-24-324A

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)
Keila Palencia	Movement Mortgage, LLC	
(NAME) **324 A Riverside Dr**	(NAME) 8024 Calvin Hall Road	**083-11-0-181.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) Indian Land, SC 29707	
(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, **RAJA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEILA PALENCIA, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7-A on the Subdivision of Fortland Park of record in Plat Book 6250, Page 286, amending Book 5200, Page 415, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Jonathan A. Arbuckle and wife, Bethany Arbuckle by Quitclaim Deed from TBH Properties LLC, a Tennesse Limited Liability Company of record in Instrument No. 20230420-0029266 Register's Office for Davidson County, Tennessee, dated April 19, 2023 and recorded on April 20, 2023.

Being a portion of the same property conveyed to Raja Properties, LLC, a Tennessee Limited Liability company by Quitclaim Deed from Jonathan A. Arbuckle and wife, Bethany Arbuckle of record in Instrument No. 20240603-0041285 Register's Office for Davidson County, Tennessee, dated May 31, 2024 and recorded on June 03, 2024.

Being a portion of the same property conveyed to Raja Properties, LLC, a Tennessee Limited Liability company by Quitclaim Deed from Raja Properties, LLC, a Tennessee Limited Liability company of record in Instrument No. 20240603-0041287 Register's Office for Davidson County, Tennessee, dated May 31, 2024 and recorded on June 03, 2024.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Plan of record in Plat Book 6250, Page 286 and amended in Book 5200, Page 415, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6241, Page 837, Book 6367, Page 607, Book 6250, Page 286, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20140114-0003779, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **324 A Riverside Dr, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 20 DAY OF DECEMBER, 2024.

Raja Properties, LLC

BY: _____
Jonathan A. Arbuckle
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN A. ARBUCKLE, 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 RAJA PROPERTIES, 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 20th of December, 2024.

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



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

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Dec. 20. 2024.

Affiant Signature

7th day of January, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028