THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$1,600,000.00**

Subscribed and sworn to before me this 21st day of February, 2024.

Notary Public **Affiant**

My Commission Expires: 11/26/2028

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Karen Johnson Davidson County
Batch# 1240589 DEEDWARR
02/25/2025 02:16:30 PM 4 pgs
Fees: $23.00 Taxes: $5,920.00
20250225-0013960

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Cornerstone RE Holdings, LLC **1608 7th Avenue North A.** **Nashville, TN 37208**	Sam Perry 131 Natchez Drive Hendersonville, TN 37075	**081-12-2C-001.00-CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Raja Properties, LLC, a Tennessee Limited Liability Company**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Cornerstone RE Holdings, LLC, a Tennessee Limited Liability Company**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit A of OneThousandSixHundredEight Seventh Avenue North, a Horizontal Property Regime with Private Elements located at Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for OneThousandSixHundredEight Seventh Avenue North, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20211228-0170682, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of OneThousandSixHundredEight Seventh Avenue North, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20211228-0170682, and Bylaws appended thereto as Exhibit "C", in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Raja Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from E.J. Hyde, an unmarried man of record in Instrument No. 20210609-0077818 Register's Office for Davidson County, Tennessee, dated June 4, 2021 and recorded on June 9, 2021.

Being the same property conveyed to TBH Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Raja Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230814-0063186 Register's Office for Davidson County, Tennessee, dated August 2, 2023 and recorded on August 14, 2023.

Being the same property conveyed to Emily Arbuckle, unmarried and Jonathan A. Arbuckle, married, as tenants in common with rights of survivorship by Quitclaim Deed from TBH Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230814-0063188 Register's Office for Davidson County, Tennessee, dated August 11, 2023 and recorded on August 14, 2023.

Being the same property conveyed to Raja Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Emily Arbuckle, unmarried and Jonathan A. Arbuckle, married of record in Instrument No. 20240403-0023524 Register's Office for Davidson County, Tennessee, dated March 28, 2024 and recorded on April 03, 2024.

This is improved property known as: 1608 7th Avenue North, A. Nashville, Tennessee 37208.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 21st of February, 2024.

Raja Properties, LLC, a Tennessee Limited Liability Company

By: Johnathan A. Arbuckle, Managing Member

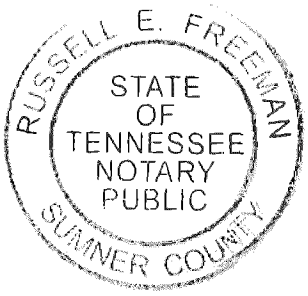
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, Russell E. Freeman, a Notary Public of the State and county mentioned, personally appeared **Johnathan A. Arbuckle**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **Managing Member** (or other officer authorized to execute the instrument) of **Raja Properties, LLC, a Tennessee Limited Liability Company**, the within named bargainor, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as a **Managing Member** (or other authorized officer).

Witness my hand, at Goodlettsville, Tennessee, this 21st day of February, 2024.

Notary Public

My commission expires: 11/26/2028



CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 2/21/25 [DATE].

AFFIANT SIGNATURE

2/21/25
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 21st day of February, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

