Karen Johnson Davidson County
Batch# 1244069 DEEDWARR
03/06/2025 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,135.90
20250306-0017074

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2026

SK-RP-25-324-B

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)
Mechelle Washington	**Same As New Owner**	
(NAME)	(NAME)	**083-11-0-226.00**
324B Riverside Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **TBH 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 **MECHELLE WASHINGTON, AN UNMARRIED 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-B on the Subdivision of Portland 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 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.

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. 20241226-0099859 Register's Office for Davidson County, Tennessee, dated December 20, 2024 and recorded on December 26, 2024.

Deed of record in instrument number 20241226-0099859 contained an error in that the Plat name was incorrect. The correct Plat name is Fortland Park.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the 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.

This is **improved** property known as: **324B 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 5th DAY OF MARCH, 2025.

TBH Properties LLC

BY: _____
Jonathan A. Arbuckle
Authorized Agent

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 AUTHORIZED AGENT of TBH PROPERTIES LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th of March, 2025.

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



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

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **March 5, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

3/6/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6** day of **March**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025