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 **$0.00.**

Subscribed and sworn to before me this 3rd day of April, 2025.

Amanda Oldham
Notary Public

Affiant

My Commission Expires: 03-02-2027

AMANDA OLDHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Samuel J. Perry **1608A 7th Avenue North** **Nashville, TN 37208**	**Samuel J. Perry** **131 Natchez Drive** **Hendersonville, TN 37075**	**081-12-2C-001.00-CO**

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **CORNERSTONE RE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, by these presents does hereby quitclaim and convey unto **SAMUEL JASON PERRY** and their successors, heirs, and assigns, all its right, title and interest in and to the following described tract of land located in Davidson County, Tennessee:

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.

Karen Johnson Davidson County
Batch# 1255998 DEEDQC
04/03/2025 12:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250403-0025407

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.

Being the same property further conveyed to Cornerstone RE Holdings, LLC, a Tennessee Limited Liability Company by deed from Raja Properties, LLC, a Tennessee Limited Liability Company dated February 21, 2024 of record in Instrument No. 20250225-0013960, said Register's Office for Davidson County, Tennessee.

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

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Witness my hand this 3rd day of April, 2025, the bargaining party, having caused my name to be signed hereto on said day and date.

CORNERSTONE RE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: SAMUEL JASON PERRY
ITS: Sole Member

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Sumner

Before me, the undersigned authority, Amanda Oldham, a Notary Public of the State and county mentioned, personally appeared **SAMUEL JASON PERRY**, 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 **CORNERSTONE RE HOLDINGS, 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 Hendersonville, Tennessee, this 3rd day of April, 2025.

~~Amanda Oldham~~
Notary Public

My commission expires: 03-02-2027

AMANDA OLDHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 **4/3/2025** [DATE].

AFFIANT SIGNATURE

4/3/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **3rd** day of **April**, 2025.

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

