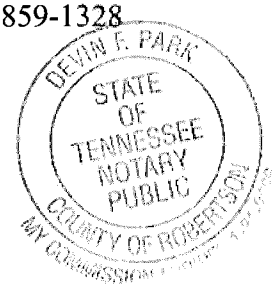
THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328



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 17 day of April, 2025.

Notary Public **Affiant**
My Commission Expires: 1/31/26

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Jonathan A. Arbuckle **1115 Indian Point Drive** **Brentwood, TN 37027**	**Same as New Owner.**	**081-12-2C-002.00-CO**

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **TBH PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, by these presents does hereby quitclaim and convey unto **JONATHAN A. ARBUCKLE, a married man** 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 No. B on the Plan of Onethousandsixhundredeight Seventh Avenue North, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20211228-0170682, 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 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 04, 2021 and recorded on June 09, 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. 20240822-0064471 Register's Office for Davidson County, Tennessee, dated August 12, 2024 and recorded on August 22, 2024.

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

1

Karen Johnson Davidson County
Batch# 1263165 DEEDQC
04/22/2025 02:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250422-0030812

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 17th day of April, 2025, the bargaining party, having caused my name to be signed hereto on said day and date.

TBH PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: RAYMOND TATE
ITS: Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, Devin F. Park, a Notary Public of the State and county mentioned, personally appeared **RAYMOND TATE**, 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 **TBH 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 17 day of April, 2025.

Notary Public

My commission expires: 1/31/26

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

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 **4/17/2025** [DATE].

AFFIANT SIGNATURE

4/17/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **17th** day of **April**, 2025.

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

