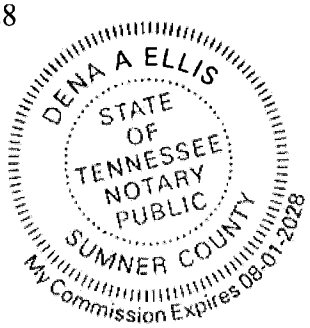
THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $1,150,000.00

Subscribed and sworn to before me this 30 day of April, 2025.

Notary Public **Affiant**

My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Bison Properties, LLC & **1406 Pennock Avenue** **Nashville, TN 37207**	Same as New Owner	**071-11-0-214.00**

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 **Jonathan A. Arbuckle, a married man, and Sarah Arbuckle, an unmarried person**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Bison Properties, 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 Lot Nos. 319 and 320 on the Plan of Highland Land Co's Subdivision of record in Plat Book 421, Page 14, 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 the same property conveyed to Raja Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from City Holdings Group LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210623-0084876 Register's Office for Davidson County, Tennessee, dated April 21, 2021 and recorded on June 23, 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. 20220930-0108043 Register's Office for Davidson County, Tennessee, dated September 26, 2022 and recorded on September 30, 2022.

Being the same property conveyed to Jonathan A. Arbuckle, a married man and daughter, Sarah Arbuckle, unmarried, as tenants in common by Quitclaim Deed from TBH Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20231129-0092204 Register's Office for Davidson County, Tennessee, dated November 27, 2023 and recorded on November 29, 2023.

Karen Johnson Davidson County
Batch# 1269222 DEEDWARR
05/06/2025 11:20:30 AM 4 pgs
Fees: $23.00 Taxes: $4,255.00
20250506-0035273

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This is improved property known as: 1406 Pennock Avenue, Nashville, TN 37207

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 30th day of April, 2025.

Jonathan A. Arbuckle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **Jonathan A. Arbuckle,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 30th day of April, 2025.

My Commission Expires: 1/31/26

DEVIN F. PARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES

NOTARY PUBLIC

Sarah Arbuckle

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Devin F. Park, **a Notary Public in and for said County and State, Sarah Arbuckle, the within named** Bargainors, **with whom I am personally acquainted (or proved to me on the basis of satisfactory** evidence), **and who** acknowledged **that they executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at Goodlettsville, **Tennessee this the** 30th **day of April, 2025.**

My Commission Expires: 1/31/26

NOTARY PUBLIC

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 **4/30/2025**[DATE].

AFFIANT SIGNATURE

4/3/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **30th** day of **April**, 2025.

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

