Karen Johnson Davidson County
Batch# 1289370 DEEDWARR
06/24/2025 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $6,271.50
20250624-0049823

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

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$1,695,000.00**

Subscribed and sworn to before me this 23 day of June, 2025.

Notary Public **Affiant**

My Commission Expires: 01-22-2029

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Samuel Perry **131 Natchez Drive** **Hendersonville, TN 37075**	Same as New Owner.	**081-12-2C-002.00-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 **Jonathan A. Arbuckle**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Samuel Perry, a married man as his sole and separate property**, 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 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. Being the same property further conveyed to Jonathan A. Arbuckle, a married man by Quitclaim Deed from TBH Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20250422-0030812 Register's Office for Davidson County, Tennessee, dated April 17, 2025 and recorded on April 22, 2025.

This is improved property known as: 1608B 7th Avenue North, Nashville, TN 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 23rd day of June, 2025.

Jonathan A. Arbuckle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman 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 23 day of June, 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 **6-23-2025** [DATE].

AFFIANT SIGNATURE

6-23-2025

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **23rd** day of **June**, 2025.

Notary Signature
My Commission Expires: 01-22-29
[SEAL]

