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 13 day of June, 2025.

Notary Public **Affiant**
My Commission Expires: 8/1/28

DENA A ELLIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-01-2028

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.**	**105-01-1X-001.00-CO** **105-01-1X-002.00-CO**

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **RAJA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, by these presents does hereby quitclaim and convey unto **TBH PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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:

Tract 1:

Land in Davidson County, Tennessee, being Unit Nos. A on the Plan of Thirteen-Eight Grande Avenue, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Thirteen-Eight Grande Avenue, a Horizontal Property Regime with Private Elements, at Instrument No. 20231102-0085886, 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 Easy Holdings, LLC by Warranty Deed from William E. Howard, Jr. of record in Instrument No. 20221114-0120984, Register's Office for Davidson County, Tennessee, dated November 09, 2022 and recorded November 14, 2022.

Being a portion of the same property conveyed to Music City Holdings LLC, a Texas Limited Liability Company by Warranty Deed from Easy Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20231003-0077534 Register's Office for Davidson County, Tennessee, dated September 29, 2023 and recorded on October 03, 2023.

Being a portion of the same property conveyed to Raja Properties LLC, a Tennessee Limited Liability Company by Special Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20231012-0079885 Register's Office for Davidson County, Tennessee, dated September 29, 2023 and recorded on October 12, 2023.

Karen Johnson Davidson County
Batch# 1291664 DEEDQC
06/30/2025 10:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250630-0051210

Tract 2:

Land in Davidson County, Tennessee, being Unit Nos. B on the Plan of Thirteen-Eight Grande Avenue, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Thirteen-Eight Grande Avenue, a Horizontal Property Regime with Private Elements, at Instrument No. 20231102-0085886, 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 Easy Holdings, LLC by Warranty Deed from William E. Howard, Jr. of record in Instrument No. 20221114-0120984, Register's Office for Davidson County, Tennessee, dated November 09, 2022 and recorded November 14, 2022.

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This is improved property commonly known as: **1308 Grand Avenue, Units A & B, Nashville, TN 37212.**

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

RAJA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: JONATHAN A. ARBUCKLE
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 **JONATHAN A. ARBUCKLE**, 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 **RAJA 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 13 day of June, 2025.

D Park

Notary Public

My commission expires: 1/31/26

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

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 **6/13/2025** [DATE].

AFFIANT SIGNATURE

6/13/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **13th** day of **June**, 2025.

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

