Quitclaim Deed

B-PH-17-2211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE __ DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19

(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ferraby Lizarraga	**New Owner**	
(NAME)	(NAME)	**083-03-0G-001-00.CO**
2211 Carter Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-1417		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHOENIX PROPERTY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FERRABY LIZARRAGA, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A of 2209 Carter Avenue Townhomes as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140709-0060506, in the Register's Office for Davidson County, Tennessee, said unit being depicted in Exhibit C of said Declaration.

Being a portion of the same property conveyed to Maxcia Lizarraga by Warranty deed from Deak and Beth Reynolds Childrens Trust U/A/D 12/24/93 of record in Instrument No. 20130723-0075996 Register's Office for Davidson County, Tennessee, dated July 12, 2013 and recorded on July 23, 2013.

Being a portion of the same property conveyed to Phoenix Property Holdings, LLC by Quitclaim deed from Maxcia Lizarraga of record in Instrument No. 20140711-0061180 Register's Office for Davidson County, Tennessee, dated July 09, 2014 and recorded on July 11, 2014.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2211 Carter Avenue, Nashville, Tennessee 37206-1417**.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

BILL GARRETT, Davidson County
Trans:T20170066431 DEEDQC
Recvd: 08/02/17 12:28 2 pgs
Fees:12.00 Taxes:0.00

20170802-0078654

Witness my/our hand(s) this the 28 DAY OF JULY, 2017.

Giachery Lizarraga
Managing Member of Phoenix Property Holdings

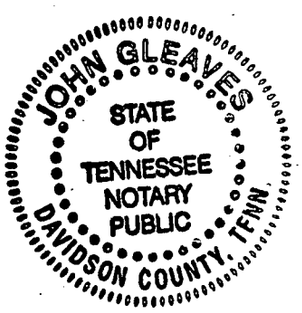
State of Tennessee
County of Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared GIACHERY LIZARRAGA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MANAGING MEMBER of PHOENIX PROPERTY HOLDINGS, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MANAGING MEMBER.

Witness my hand and official seal, this the 10th of July, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212