QUIT CLAIM DEED

Bill Garrett Davidson County
Batch# 73438 DEEDQC
03/26/2018 01:01:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180326-0028197

A-HP-18-2213

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF MARCH, 2018.

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)
Hybrid Phoenix Holdings, LLC, A Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	
317 Ash Street		**083-03-0-312.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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 LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HYBRID PHOENIX HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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, 2213 Carter Avenue Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for 2213 Carter Avenue Residences, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180226-0017784, 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 Phoenix Property Holdings, LLC by Warranty deed from Alpha-Zoe Hall, unmarried of record in Instrument No. 20140917-0085179 Register's Office for Davidson County, Tennessee, dated September 12, 2014 and recorded on September 17, 2014.

This conveyance is subject to:
• Taxes for 2018 and subsequent years, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 4595, Page 175 and Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein
-Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180226-0017784, Register's Office for Davidson County, Tennessee
-Charter for HOA of record in Instrument Number 20170523-0051102, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **2213 A Carter Ave., Nashville, Tennessee 37206**

Witness my/our hand(s) this the 22 DAY OF MARCH, 2018.

Phoenix Property Holdings, LLC

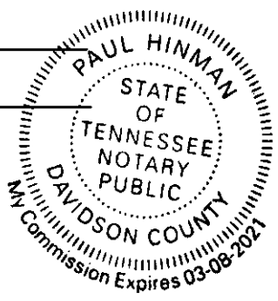
BY: _____
Giachery Lizarraga
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GIACHERY LIZARRAGA, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of PHOENIX PROPERTY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of March, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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