Karen Johnson Davidson County
Batch# 203949 DEEDQC
03/08/2019 03:01:47 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190308-0021582

This Instrument Prepared by:
Colin T. Ferguson
Dickinson Wright PLLC
424 Church Street, Suite 800
Nashville, Tennessee 37219

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $.00.

Affiant

Subscribed and sworn to before me on this the 7th day of March, 2019.

Notary Public

My Commission expires: 3/3/20

Charity Asher
State of Tennessee Notary Public
Davidson County
My Commission Expires 3/3/2020

QUITCLAIM DEED

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
1618 Holdings, LLC 407-1 Humphreys Street Nashville, Tennessee 37203	Same as Owner Map/Parcel No. 104-08-0-310.00

RECITALS:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, **HYBRID PHOENIX HOLDINGS, LLC**, a Tennessee limited liability company and **NASHVILLE NEUROPSYCHIATRIC ASSOCIATES, LLC**, a Tennessee limited liability company (collectively, "Grantor"), do hereby quitclaim and convey unto **1618 HOLDINGS, LLC**, a Tennessee limited liability company ("Grantee"), all of their respective right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference.

This conveyance is subject to such limitations, restrictions and encumbrances of record as may affect the premises.

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.

IN WITNESS WHEREOF, GRANTOR has hereunder set its hand as of the 7th day of March, 2019.

GRANTOR:

HYBRID PHOENIX HOLDINGS, LLC,
a Tennessee limited liability company

By: Phoenix Property Holdings, LLC
Its: Member

By: _____
Name: Giachery Lizarraga
Title: President and Managing Member

By: Hybrid Builders, LLC
Its: Member

By: _____
Name: William Yancy Lovelace
Title: Managing Member

NASHVILLE NEUROPSYCHIATRIC
ASSOCIATES, LLC,
a Tennessee limited liability company

By: _____
Name: Craig Clark
Title: Member

By: _____
Name: Amy Powell Clark
Title: Member

(Acknowledgements on following page(s))

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, ANGELA D. JONES, a Notary Public of said County and State, 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 himself to be the President and Managing Member of PHOENIX PROPERTY HOLDINGS, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President and Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as such President and Managing Member.

Witness my hand and seal, at Office in NASHVILLE, Tennessee, this 8TH day of MARCH, 2019.

Angela D Jones
Notary Public
My Commission Expires: 5-2-2022

ANGELA D. JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-2-2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, ANGELA D JONES a Notary Public of said County and State, personally appeared WILLIAM YANCY LOVELACE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of HYBRID BUILDERS, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as such Managing Member.

Witness my hand and seal, at Office in NASHVILLE, Tennessee, this 8TH day of MARCH, 2019.

Angela D Jones
Notary Public
My Commission Expires: 5-2-2022

ANGELA D. JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-2-2022

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Charity Asher, a Notary Public of said County and State, personally appeared Craig Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of NASHVILLE NEUROPSYCHIATRIC ASSOCIATES, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as such Member.

Witness my hand and seal, at Office in Davidson County, Tennessee, this 7th day of March, 2019.

Charity Asher
State of Tennessee Notary Public
Davidson County
My Commission Expires 3/3/2020

Charity Asher
Notary Public
My Commission Expires: 3/3/20

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Charity Asher, a Notary Public of said County and State, personally appeared Amy Powell Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Member of NASHVILLE NEUROPSYCHIATRIC ASSOCIATES, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by herself as such Member.

Witness my hand and seal, at Office in Davidson County, Tennessee, this 7th day of March, 2019.

Charity Asher
State of Tennessee Notary Public
Davidson County
My Commission Expires 3/3/2020

Charity Asher
Notary Public
My Commission Expires: 3/3/20

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of O.B. Hayes' Large Lots, called "Rokeby" of record in Plat Book 21, Page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Easterly margin of 17th Avenue, South, formerly Addision Street, at the Southwest corner of the property conveyed to Annie G. Dillon by deed from Home Owner's Loan Corporation, of record in Book 1084, Page 294, said Register's Office, said point being 170 feet South of the Northerly line of said Lot No. 59; thence with said Avenue, Southwardly 50 feet to the Northwest corner of the property conveyed to William J. Givens by deed from George J. Giens, et al, of record in Book 777, Page 411, said Register's Office; thence with Given's Northerly line, Eastwardly 152 1/2 feet, more or less, to the Westerly margin of an alley; thence with said alley; Northwardly 50 feet to the Southeast corner of said Dillon property; thence with the Southerly line of said Dillon property, Westwardly 152 1/2 feet, more or less, to the beginning.

Being the same property conveyed to Nashville Neuropsychiatric Associates, LLC, a 50% undivided interest and Hybrid Phoenix Holdings, LLC, a 50% undivided interest, by deed from Craig A. Clark and wife, Amy Powell Clark, of record in Instrument No. 20141031-0100874 Register's Office from Davidson County, Tennessee, recorded on October 31, 2014.

This is improved property know as: 1618 17th Avenue South, Nashville, Tennessee 37212