Karen Johnson Davidson County
Batch# 428125 DEEDQC
06/29/2020 01:14:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200629-0070175

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE 540
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, Tennessee 37215

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 12th day of June, 2020

Notary Public
My Commission Expires: 5/7/2024

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Libra Holdings, LLC 125 Belle Forest Cir Nashville, TN 37221	New Owner	Tax Parcel ID No. 105012I00200 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Simon J. Bexon and Patricia Marie Bexon, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Libra Holdings, LLC, a Tennessee Limited Liability Company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B of 1014 13th Avenue South, a Townhouse Planned Unit Development ("Horizontal Property Declaration") as shown on the site plan attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 1014 13th Avenue South, a Horizontal Property Regime with Private Elements, of record in 20160810-0083188, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to LIBRA HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from STD PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20180301-0019053, dated February 14, 2018, said Register's Office.

Being the same property conveyed to Simon J. Bexon and Patricia Marie Bexon by deed from Libra Holdings, of record as Instrument 20190329-0028410, said Register's Office, recorded March 29, 2019.

This is IMPROVED property known as **1014A 13th Avenue South, Nashville, TN 37212.**

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of June, 2020.

Simon J. Bexon

Patricia Marie Bexon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Simon J. Bexon and Patricia Marie Bexon, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2020.

Notary Public

My Commission Expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY