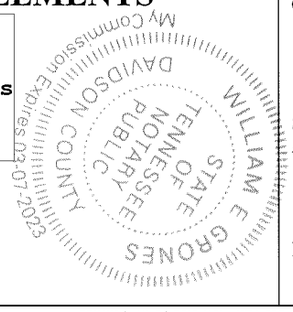
QUITCLAIM DEED
COMMON ELEMENTS

Karen Johnson Davidson County
Batch# 461946 DEEDQC
08/21/2020 03:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200821-0094831



B-VRES-14-127

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 20 DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
FARROW TOWNHOMES HOMEOWNERS' ASSOCIATION, INC.	**Same**	
(NAME)	(NAME)	
2008 8TH AVENUE SOUTH		**083-09-0-207.00**
(ADDRESS)	(ADDRESS)	
NASHVILLE, TENNESSEE 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HYBRID PHOENIX HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **FARROW TOWNHOMES HOMEOWNERS' ASSOCIATION, INC.**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, THAT CERTAIN PARKING SPACE IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

BEING A PARCEL OF LAND IN THE SIXTH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE (STREET ADDRESS BEING 205 SOUTH 10TH STREET, NASHVILLE, TENNESSEE 37206), AND SHOWN AS PARCEL 207 ON DAVIDSON COUNTY PROPERTY MAP 83-9, AND ALSO SHOWN ON THE PLAN OF EAST EDGEFIELD OF RECORD IN BOOK 21, PAGE 147, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AS AN UNNUMBERED AND UNDESCRIBED TRACT, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY DATED MARCH 6, 1999, BY GEORGE C. GREGORY, REGISTERED LAND SURVEYOR NO_ 1331, AND KNOWN AS PROJECT NO. 99-1 06; BEGINNING AT A POINT, SAID POINT BEING THE INTERSECTION OF THE EAST MARGIN OF SOUTH 10TH STREET AND THE SOUTH MARGIN OF RUSSELL STREET, THE NORTHWEST CORNER OF THE PARCEL BEING DESCRIBED; THENCE SOUTH 84 DEGREES 15' 00" EAST 210.00 FEET, WITH SAID SOUTH MARGIN OF RUSSELL STREET TO AN IRON PIN SET THIS SURVEY AT THE INTERSECTION OF SAID SOUTH MARGIN OF RUSSELL STREET WITH THE WEST MARGIN OF ALLEY NO. 292, THE NORTHEAST CORNER OF THE PARCEL BEING DESCRIBED; THENCE SOUTH 05 DEGREES 45' 00" WEST, 185.00 FEET, WITH SAID WEST MARGIN OF ALLEY NO. 292 TO AN IRON PIN SET THIS SURVEY, THE NORTHEAST CORNER OF LOT NO. ONE OF "SHELBY HILLS, SECTION TWO" OF RECORD IN PLAT BOOK 3500, PAGE 93, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND ALSO BEING THE SOUTHEAST CORNER OF THE PARCEL BEING DESCRIBED; THENCE NORTH 84 DEGREES 15' 00" WEST, 210.00 FEET, WITH THE NORTH LINE OF SAID LOT NO. ONE OF "SHELBY HILLS, SECTION TWO," TO AN IRON PIN SET THIS SURVEY IN SAID EAST MARGIN OF SOUTH 10TH STREET, SAID IRON PIN BEING THE SOUTHWEST CORNER OF THE PROPERTY BEING DESCRIBED AND ALSO BEING THE NORTHWEST CORNER OF SAID LOT NO. ONE OF "SHELBY HILLS, SECTION TWO"; THENCE NORTH 05 DEGREES 45' 00" EAST, 185.00 FEET, WITH SAID EAST MARGIN OF SOUTH 10TH STREET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

UNITS 1-16, FARROW TOWNHOMES AND COMMERCIAL CORNER, AS SHOWN ON DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20140211-0012045, AMENDED AT INSTRUMENT NO. 20140212-0012589 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO HYBRID PHOENIX HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM SOUTH TENTH STREET, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20130417-0038342, AS AMENDED BY SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO 20130530-0054615, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE PURPOSE OF THIS INSTRUMENT IS FOR THE AFORESAID GRANTOR TO CONVEY ANY AND ALL INTEREST THEY HAVE IN THE COMMON ELEMENTS OF THE FARROW TOWNHOMES, A PLANNED UNIT DEVELOPMENT AS SHOWN IN DECLARATION OF RECORD IN INSTRUMENT NUMBER 20140211-0012045 AS AMENDED IN INSTRUMENT NO. 20140212-0012589, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THIS CONVEYANCE IS SOLELY FOR THE PURPOSE OF CONVEYING ANY INTEREST THAT DEVELOPER MAY HAVE IN THE SUBJECT PROPERTY

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

Witness our hands this the 20 day of August, 2020.

HYBRID PHOENIX HOLDINGS, LLC

Hybrid Builders, LLC, Member

BY: _____
William Y. Lovelace, III, Member

Phoenix Property Holdings, LLC, Member

BY: _____
Giachery Lizarraga, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

William Y Lovelace, III

Before me, William E Grones, a Notary Public of said County and State, personally appeared ~~Yancy Lovelace~~ which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Hybrid Builders, LLC, which is a member of Hybrid Phoenix Holdings, LLC, the within named bargainor, and that he as such Member of Hybrid Builders, LLC, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Hybrid Builders, LLC which is a Member of Hybrid Phoenix Holdings, LLC by himself as Member.

WG

~~Witness~~ my hand and seal, in Nashville, this the 20 day of August, 2020.

_____
Notary Public
My Commission Expires: 03/07/2023

WILLIAM E GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, William E. Grones, a Notary Public of said County and State, personally appeared, Giachery Lizarraga which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Phoenix Property Holdings, LLC, which is a member of Hybrid Phoenix Holdings, LLC, the within named bargainor, and that he as such Member of Phoenix Property Holdings, LLC, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Phoenix Property Holdings, LLC which is a Member of Hybrid Phoenix Holdings, LLC, LLC by himself as Member.

~~Witness~~ my hand and seal, in Nashville, this the 20 day of August, 2020.

_____
Notary Public
My Commission Expires: 03/07/2023

WILLIAM E GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

True Copy Certification

I, John Gleaves, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY