Karen Johnson Davidson County
Batch# 684043 DEEDWARR
07/27/2021 10:06:30 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50
20210727-0100543

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/08/2024

J-SB-GC-21-2213

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
Kenneth Kline and Kimia H Ferdowsi	**NEW OWNER**	
(NAME)	(NAME)	**083 03 4J 002.00**
9472 Highland Bend Ct		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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 **KENNETH KLINE AND KIMIA H FERDOWSI, MARRIED,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 2213 Carter Avenue Residences, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2213 Carter Avenue Residences, a Horizontal Property Regime, of record in Instrument Number 20180226-0017784 and as amended in Instrument No. _____20210727010054 2_____, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Phoenix Property Holdings, LLC, by Warranty Deed from Alpha-Zoe Hall, unmarried, of record in Instrument No. 20140917-0085179, in the Register's Office of Davidson County, Tennessee, dated September 12, 2014 and recorded on September 17, 2014.

This conveyance is subject to:
- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brownsville Plan, as recorded in Plat Book 21, Page(s) 9.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Mcfarland Subdivision, as recorded in Plat Book 4595, Page(s) 175.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180226-0017784 and as amended in Instrument No. ____20210727010054 2_____.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2213B Carter Avenue, Nashville, Tennessee 37206.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 7th DAY OF MAY, 2021.

Phoenix Property Holdings, LLC

BY: _____
Giachery Lizarraga
President/Managing 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 PRESIDENT/MANAGING MEMBER of PHOENIX PROPERTY HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such PRESIDENT/MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of May, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue 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

Executed Date: May 7th, 2021
Certification was authenticated on: July 20th, 2021
Notary Acknowledgement: May 7th, 2021