QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 828563 DEEDQC
03/25/2022 10:33:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220325-0034663

T-BD-22-2209

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 15 DAY OF March 20 22

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Hang Ten, LLC, a Tennessee limited liability company	**New Owner**	
(NAME) **2209 Carter Ave,**	(NAME)	**083-03-0G-002.00-CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(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 **HANG TEN, 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 B of 2209 Carter Avenue Townhomes as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140709-0060506, in the Register's Office for Davidson County, Tennessee, said unit being depicted in Exhibit C of said Declaration.

Being a portion of the same property conveyed to Phoenix Property Holdings, LLC by Quitclaim deed from Maxcia Lizarraga of record in Instrument No. 20140711-0061180 Register's Office for Davidson County, Tennessee, dated July 09, 2014 and recorded on July 11, 2014.

Further being a portion of the same property conveyed to Maxcia Lizarraga by Warranty deed from Deak and Beth Reynolds Childrens Trust U/A/D 12/24/93, Edward Kim Reynolds, Trustee of record in Instrument No. 20130723-0075996 Register's Office for Davidson County, Tennessee, dated July 12, 2013 and recorded on July 23, 2013.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2209 Carter Ave, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 21 day of March, 2022.

Phoenix Property Holdings, LLC

Giacherry Lizarraga, Sole Member / Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Giacherry Lizarraga, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Managing Member of Phoonix Property Holdings, LLC, the within named bargainor, a limited liability company, and that he as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st day of March, 2022.

Notary Public

My Commission Expires: 5-2-22

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212