QUITCLAIM DEED

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

LB-QCD-22-106-108-110-112

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 13th DAY OF Sept, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-2025
(AFFIX SEAL)

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 (S)
Pivot Holdings TN LLC	**New Owner**	
(NAME)	(NAME)	**071150O00300CO**
3370 N. Hayden Rd. Ste 123-524		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85251		
(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, **108 DOUGLAS AVE, LLC,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **PIVOT HOLDINGS TN LLC** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to 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 C, 108 DOUGLAS AVENUE TOWNHOMES, AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 108 DOUGLAS AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 20200103-0000837 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO 108 DOUGLAS AVE, LLC, BY QUITCLAIM DEED FROM RISE DEVELOPMENT, LLC, OF RECORD IN INSTRUMENT NUMBER 20211216-0166659, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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: **108 Douglas Ave, Nashville, Tennessee 37207**.

Karen Johnson Davidson County
Batch# 923842 **DEEDQC**
09/30/2022 11:18:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220930-0108075

Witness my/our hand(s) this the 13th day of September, 2022.

108 DOUGLAS AVE, LLC

BY: _____
Rick Wells
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICK WELLS, 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 MANAGER of 108 DOUGLAS AVE, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of Sept, 2022.

_____
Notary Public
My Commission Expires: 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212