QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 965545 DEEDQC
01/30/2023 11:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230130-0006787

File #22-DM-1014-SF

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 20th DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-11-26
(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Lovelace	**Same as New Owner**	
(NAME)	(NAME)	**083 09 0E 014.00**
987 Greenland Dr		
(ADDRESS)	(ADDRESS)	
Nashville TN 37204		
(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, **HYBRID BUILDERS, LLC A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **WILLIAM LOVELACE, A MARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all 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 No. 14 of The Plan of Farrow Townhomes, a Horizontal Property Regime as shown on Exhibit "C" of Farrow Townhomes, of record in Instrument No. 20140211-0012045 as amended in Instrument No. 20140212-0012589, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to Hybrid Phoenix Holdings, LLC, by Warranty Deed from South Tenth Street, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20130417-0038342, in the Register's Office of Davidson County, Tennessee, dated April 15, 2013, and recorded on April 17, 2013. Also see Scrivener's Affidavit of record in Instrument No. 20130530-0054615, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Hybrid Builders, LLC A Tennessee Limited Liability Company, by Quitclaim Deed from Hybrid Pheonix Holdings, LLC A Tennessee Limited Liability Company, of record in Instrument No. 20171204-0123479, in the Register's Office of Davidson County, Tennessee, dated November 30, 2017, and recorded on December 04, 2017.

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 ____ **unimproved** __X___ **improved** property known as: **1016 Russell Street, Nashville, TN 37206.**

Witness my/our hand(s) this the 20th day of December, 2022.

Hybrid Builders, LLC

By: _____
W. Y. Lovelace, III, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Diane M. March of the state and county mentioned, personally appeared W.Y. Lovelace, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Hybrid Builders, LLC, the within named bargainor, a Limited Liability Company, and that such W.Y. Lovelace, III, as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand, at office, this 20th day of December, 2022.

_____
Notary Signature
My commission expires: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Diane March,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the ~~24th~~ 20th day of January, ~~2023~~ December 2022.

Affiant Signature
Date 01/24/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24th day of January, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON