QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 986560 DEEDQC
03/30/2023 09:43:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230330-0023085

JM-UWM-23-821

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 8th DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026
(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE NOTARY PUBLIC My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Giachery Lizarraga and Holley Lizarraga, husband and wife	**NEW OWNER**	
(NAME)	(NAME)	**146-10-0-016.00**
821 Brentview Dr,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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), by these presents do/does hereby convey, assign and quitclaim unto **GIACHERY LIZARRAGA AND HOLLEY LIZARRAGA, HUSBAND AND WIFE** 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 Lot No. 26 on the Plan of Section - Two, Fieldcrest Estates of record in Plat Book 2663, Page 19, in the 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 Phoenix Property Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Charles R. Gardner and Kimberly A. Gardner, husband and wife, of record in Instrument No. 20171024-0108790 Register's Office for Davidson County, Tennessee, dated October 18, 2017 and recorded on October 24, 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 **improved** property known as: **821 Brentview Dr, Nashville, Tennessee 37220**.

Witness my/our hand(s) this the 8th day of March, 2023.

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 8th day of March, 2023.

_____
Notary Public
My Commission Expires: 01.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206