Karen Johnson Davidson County
Batch# 1312870 DEEDQC
08/20/2025 01:48:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250820-0066723

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 20th day of August, 2025. Notary Public My Commission Expires: 7-7-2027

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

QUITCLAIM DEED TO COMBINE TAX PARCELS

Address New Owner: Phoenix Investment Group, LLC P.O. Box 58180 Nashville, TN 37205	Send Tax Bills To: New Owner P.O. Box 58180 Nashville, TN 37205	Tax Information: Map and Parcel No.: **08116054300** (1018 Morrison St) **08116054400** (1016 Morrison St) **08116054500** (1006 & 1014 Morrison St) **08116055600** (0 Phillips Aly)

This conveyance is being made for the express purpose of combining Davidson County Map 0811605, Parcels 43, 44, 45 and 56 into a single tax parcel.

WHEREAS, Phoenix Investment Group, LLC, a Tennessee limited liability company, is the owner in fee simple of certain tracts of real property located in Davidson County, Tennessee, and more commonly known as 1006, 1014, 1016 and 1018 Morrison Street Nashville, Tennessee 37208 and as 0 Phillips Aly, Nashville, Tennessee 37208, being the same property conveyed to Phoenix Investment Group, LLC, a Tennessee limited liability company, by Warranty Deed dated April 9, 2025, from Tyae Burford and Deneke Burford, joint tenants, of record in Instrument No. 20250411-0026989, Register's Office for Davidson County, Tennessee; and

WHEREAS, Phoenix Investment Group, LLC, a Tennessee limited liability company, has caused a metes and bounds survey to be prepared consolidating said tracts into a single tract, as described by the legal description attached hereto as Exhibit "A" and as depicted on the plat attached hereto as Exhibit "B"; and

WHEREAS, Phoenix Investment Group, LLC, a Tennessee limited liability company, as owner of said tracts, now wishes to combine the aforementioned Davidson County tax parcels into a single tax parcel.

NOW, THEREFORE, FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and for the express purpose of combining Davidson County Map 0811605, Parcels 43, 44, 45 and 56, into a single tax parcel, **PHOENIX INVESTMENT GROUP, LLC, a Tennessee limited liability company** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **PHOENIX INVESTMENT GROUP, LLC, a Tennessee limited liability company**, its successors and assigns, all of its right, title and interest in and to the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is unimproved property known as 1006, 1014, 1016 and 1018 Morrison Street, Nashville, Tennessee 37208, and as 0 Phillips Aly, Nashville, Tennessee 37208.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of August, 2025.

PHOENIX INVESTMENT GROUP, LLC, a Tennessee limited liability company

By: _____, Managing Member
Thomas Brett, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the County and State aforesaid, Thomas Brett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Managing Member of Phoenix Investment Group, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as Managing Member of the limited liability company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 20th day of August, 2025.

_____
Notary Public

My Commission Expires: 7-7-2027

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

Exhibit "A"

Land Description
Of the Consolidation Plat of 1006, 1014, 1016, 1018, Morrison Street & 0 Phillips Aly
Nashville, Davidson County, Tennessee 37208

Being a consolidation of parcels of land lying in the 19th Council District of Davidson County, Tennessee, as being shown on Tax Maps: 81-16-543, 81-16-544, 81-16-545, 81-16-553, 81-16-554, 81-16-555 & 81-16-556. Said parcels belonging to Phoenix Investment Group, LLC and are of record in Deed Book (DB) DB-20250441 0026989 Register's Office of Davidson County, Tennessee (RODCT). Said parcel can be generally described as being east of and adjacent to Morrison Street, south of Meharry Boulevard, and west of 11th Street, north of Jackson Street and being further described below.

Beginning at a set ½" iron pin capped "TTL" in the eastern Right of Way (ROW) of Morrison Street. Said iron pin being the southern corner of herein described property, and being the western corner of Fisk University property as recorded in Quit Claim (QC)-20131104 0114325 RODCT. Said POINT OF BEGINNING having Tennessee State Plane coordinates (NAD 83) Northing of 669457.09 feet and Easting of 1733226.14 feet

Thence, leaving said Fisk University property, and along said Morrison Street ROW, North 29° 27' 54" West a distance of 168.18 feet to a set ½" iron pin capped "TTL." Said iron pin being the western corner of herein described parcel and being in the southern ROW of a 12 foot public alley.

Thence, leaving said Morrison Street and along and said 12 foot public alley ROW, North 62° 25' 31" East a distance of 190.80 feet to a set ½" iron pin capped "TTL." Said iron pin being the northern corner of herein described parcel and being in the western ROW of a 10 foot public alley.

Thence, leaving said 12 foot public alley and along said 10 foot public alley, South 28° 40' 18" East a distance of 174.06 feet to a set ½" iron pin capped "TTL." Said iron pin being the eastern corner of herein described parcel, and being in the western ROW of said public alley, and being the northern corner of Chynethia & Timothy Capra property, as recorded in DB-20151117 0116483 RODCT.

Thence, leaving said ROW and along and past said Capra property, to and along the Mamie G. Williams property, as recorded in DB 20090211 011992 RODCT, South 62° 25' 31" West a distance of 100.02 to a set ½" iron pin capped "TTL." Said iron pin being in the southern line of herein described parcel, being the western corner of said Williams property, and in the eastern line of said Fisk University property.

Thence, leaving said Williams property and along said Fisk University property the following 2 calls, North 28° 40' 18" West a distance of 6.00 feet to a set ½" iron pin capped "TTL."

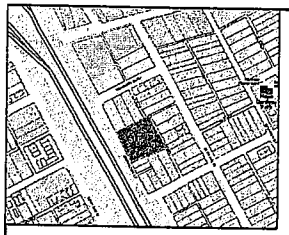
Thence, South 62° 23' 13" West a distance of 88.45 feet to said POINT OF BEGINNING.

Herein described parcel of land containing 32,467 square feet or 0.75 acres more or less.

Together with and subject to any easements, covenants, right of ways, and conveyances that are of record and not of record. According to a consolidation plat by Grayson W. Smith TN RLS #3003, TTL, Inc.

Being the same property conveyed to Phoenix Investment Group, LLC by warranty deed dated April 9, 2025, from Tyae Burford and Deneke Burford, joint tenants, of record in Instrument No. 20250411-0026989, Register's Office for Davidson County, Tennessee.

Exhibit "B"



VICINITY MAP
(NOT TO SCALE)

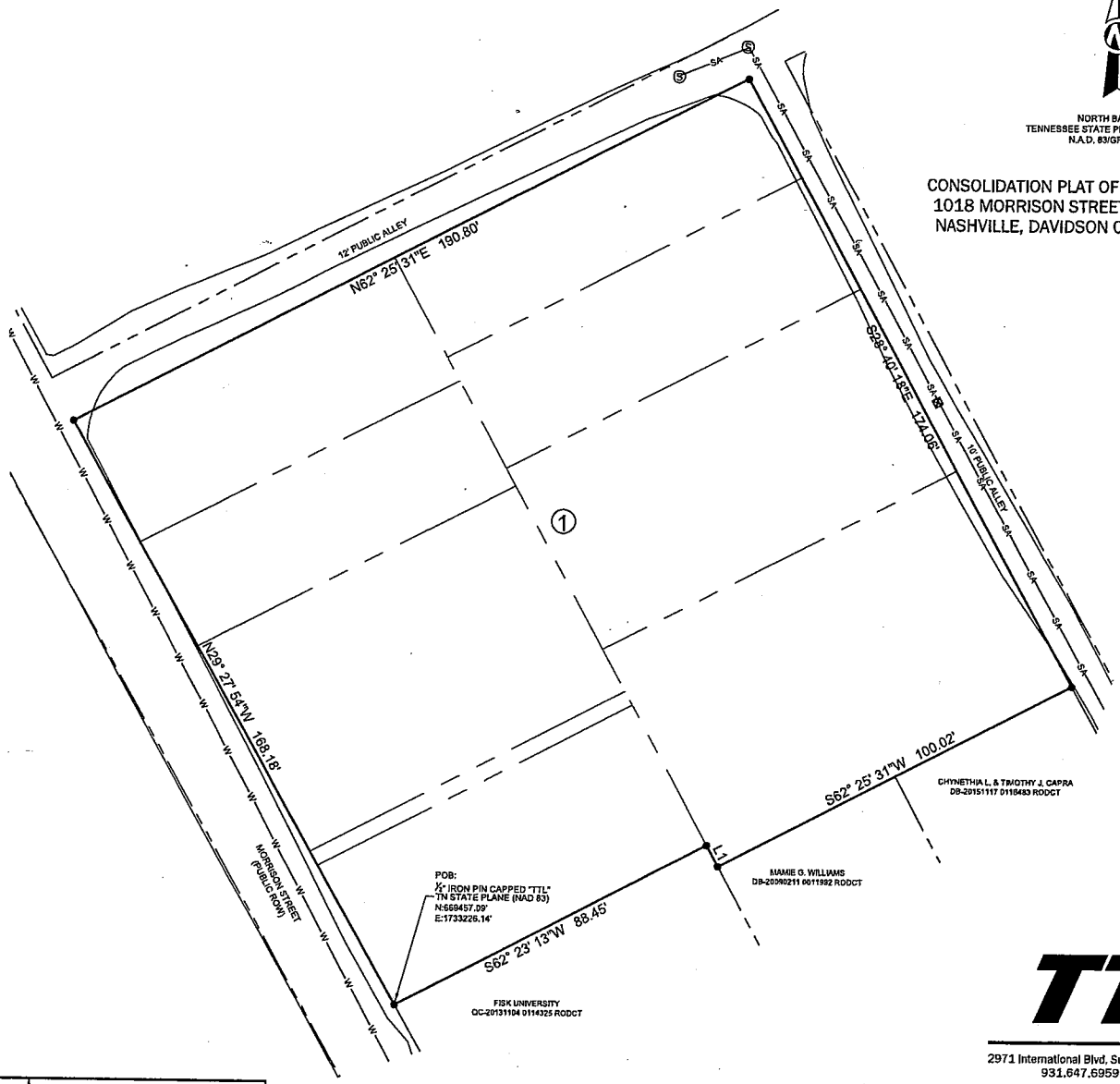
LEGEND

- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- MBSL
- W — W — EXISTING WATER LINE
- SA — SA — EXISTING SANITARY LINE
- EDGE OF PAVEMENT
- ⊠ DROP INLET Ⓢ SANITARY SEWER MANHOLE
- ● MONUMENT SET (1/2" REBAR WITH A CAP MARKED TTL)

DB=DEED BOOK
PG=PAGE
ROW=RIGHT OF WAY
POB=POINT OF BEGINNING
NAD=NORTH AMERICAN DATUM
RODCT=REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE
SQFT=SQUARE FEET

NOTES

1) THE PURPOSE OF THIS PLAT IS TO COMBINE 0 MORRISON STREET, 1008 MORRISON STREET, 1014 MORRISON STREET, 1018 MORRISON STREET, 1018 MORRISON STREET AND 0 PHILLIPS ALY INTO ONE SINGLE PARCEL.
2) ALL EASEMENTS SHOWN MAY BE USED FOR POWER, TELEPHONE, GAS, SANITARY SEWER, STORM SEWER, WATER AND SURFACE DRAINAGE, AS WELL AS THE DESIGNED USE.
3) BEARINGS AND DISTANCES SHOWN TAKE PRECEDENCE OVER SCALE.
4) ALL DRIVEWAYS CULVERTS SHALL BE PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL. MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" RCP.
5) IT WILL BE THE RESPONSIBILITY OF THE SUBDIVIDER OR THE OWNER TO INCLUDE THE ABOVE REFERENCED EASEMENTS AS AN INTEGRAL PART OF THE SUBDIVISION IN SUCH A MANNER THAT SAID AREAS WILL BE OWNED AND MAINTAINED BY THE PRESENT OWNER OR BY A PROSPECTIVE PROPERTY OWNER UNLESS OTHERWISE NOTED.
6) ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
7) THE PROPERTY SHOWN IS IN AN AREA OF MINIMAL FLOOD HAZARD PER FEMA FLOOD MAP (47037 C 0241 H ZONE X) OF THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, DATED: APRIL 5, 2017, UNLESS OTHERWISE NOTED ON SURVEY.
8) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
9) MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOA.
10) NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS.
11) ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORMWATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
12) INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL
13) ALL UTILITIES SHALL BE PLACED UNDERGROUND AS REQUIRED BY SEC. 17.28.103 OF THE METRO ZONING CODE.
14) WHEN A BOUNDARY LINE IS SHIFTED BETWEEN TWO PARCELS/LOTS, THE OWNER MUST ALSO RECORD A NEW DEED REFLECTING THE NEW LOT LINES; OTHERWISE THE TAX ASSESSOR WILL SHOW DUAL OWNERSHIP ON EACH LOT, AS PLATS CANNOT CHANGE OWNERSHIP
15) NO STORMWATER MANAGEMENT AGREEMENT KNOWN OF AT TIME OF SURVEY.
16) 1005, 1016, 1018 MORRISON STREET & 0 PHILLIPS ALY ARE ALL ZONED RM20 (MEDIUM-HIGH DENSITY RESIDENTIAL, INTENDED FOR MULTI-FAMILY DWELLINGS AT 20 UNITS PER ACRE.) 1014 MORRISON STREET IS ZONED RM20-NS ACCORDING TO THE METRO NASHVILLE PARCEL VIEWER ON 08/05/2025.
17) GPS CERTIFICATION:
    A. FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON THE DATES OF 07/26/24 AND 08/06/24 UTILIZING A CARLSON BRX7 DUAL FREQUENCY RECEIVER WITH ON SITE BASE AND ROVER. THE GRID COORDINATES OF THE FIXED STATION(S) SHOWN WERE DERIVED USING AN OPUS SOLUTION REFERENCED TO NAD 83 (2011) (EPOCH 2010) GEOID 18 (CONUS). POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H 0.05', V 0.07'. COMBINED GRID FACTOR: NOT USED



NORTH BASED ON
TENNESSEE STATE PLANE COORDINATES
N.A.D. 83/GRID NORTH

CONSOLIDATION PLAT OF 1006, 1014, 1016, 1018 MORRISON STREET & 0 PHILLIPS ALY NASHVILLE, DAVIDSON COUNTY, TN 37208

20250820-0066723

4

NOTARIZATION

STATE OF TENNESSEE, DAVIDSON COUNTY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,

THE WITHIN NAMED BARGAINOR(S), WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT,

NOTARY PUBLIC _____ DATE _____ MY COMMISSION EXPIRES _____

OWNERS:
PHOENIX INVESTMENT GROUP, LLC
PO BOX 58180
NASHVILLE, TN 37205

SITE AREA CHART

LOT	SQ. FEET	ACRES
1	32,487	0.75 +/-

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AS EVIDENCED IN BOOK NUMBER (BN) 501, PAGE (PG) 607, BN 2935, PG 75, BN 2997, PG 323, BN 4585, PG 948, BN 4635, PG 326, BN 454, PG 482, BN 5096, PG 482, BN 5099, PG 712, BN 6142, PG 847, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND THAT I / WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND THAT THIS PLAT CONSTITUTES OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES SHOWN HEREON AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE PLANNING COMMISSION OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY.

OWNER(S) SIGNATURE _____ DATE _____

OWNER(S) PRINT _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE HEREON SHOWN SUBDIVISION PLAT REPRESENTS A CLASS "B" "(SEE GPS CERTIFICATION) AND IS TRUE AND CORRECT. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. APPROVED MONUMENTS HAVE BEEN PLACED AS INDICATED. ALL SIDE LOT LINES ARE AT RIGHT ANGLES OR RADIAL TO A STREET UNLESS OTHERWISE NOTED.

GRAYSON W. SMITH _____ DATE _____
TN REGISTERED SURVEYOR # 3003

COMMISSION APPROVAL

APPROVAL BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY TENNESSEE.

BY: _____

DATE: _____

RECORD

SALE INSTRUMENT NUMBER: DB-20250441 0026989 RODCT

SITE DATA CHART	
ZONING	RM 20 & RM 20-NS
ADDRESS	1008, 1014, 1016, 1018 MORRISON STREET & 0 PHILLIPS ALY
PLAT	CONSOLIDATION PLAT
AREA	0.75 TOTAL ACRES
TAX INFO	81-16-543, 81-16-544, 81-16-545, 81-16-553, 81-16-554, 81-16-555 & 81-16-556
CASE #	
COUNCIL	19TH COUNCIL DISTRICT (JACOB KUPIN)
NASHVILLE, DAVIDSON COUNTY, TENNESSEE	

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N28°40'18"W	6.00'

0 20 40 60
SCALE: 1" = 20'

TTL

2971 International Blvd, Suite C | Clarksville, TN 37040
931.647.6959 | www.ttlusa.com

CONSOLIDATION PLAT OF 1006, 1014, 1016, 1018 MORRISON STREET & 0 PHILLIPS ALY
19TH COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

08/05/2025 DATE | DEED REFERENCE : DB-20250441 0026989 RODCT

METRO PROJECT# _____ TOTAL LOTS 1
ACRES NEW ROAD NA MILES NEW ROAD NA
OWNER PHOENIX INVESTMENT GROUP, LLC

X:\2024\12\24-12-02047 1018 MORRISON STREET, NASHVILLE, TN\SURVEY\CAD\MORRISON PLAT 01-27-25.DWG
PLOTTED: 8/6/2025 2:50 PM

Tennessee Certification of Electronic Document

I, George Mudter, 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 August 20, 2025 (date of document).

Affiant Signature

8/20/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of August, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2029