QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170055218 DEEDQC
Recvd: 06/28/17 10:36 2 pgs
Fees:12.00 Taxes:0.00

20170628-0064941

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 27th DAY OF JUNE, 2017

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DONNA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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)**
IRA Innovations LLC FBO Max Khazanov IRA, and E3 Construction Services LLC	**Owner**	
(NAME) **667 Wedgewood, Ste C**	(NAME)	092-04-0-309.00
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **E3 CONSTRUCTION SERVICES, LLC, A Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **IRA INNOVATIONS LLC FBO MAX KHAZANOV IRA, a 50% undivided interest and E3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, a 50% undivided interest, as Tenants in Common,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF GRANTOR'S RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

A tract of land in the 19th District, Davidson County, Tennessee. Tract being bounded on the north by the southern Right of Way (ROW) of Herman Street, on the east by the western ROW of 16th Avenue North, on the south by the northern ROW of the Tennessee Central Railroad and on the west by the eastern ROW of 17th Avenue North. Tract being described as follows:

Point of Beginning being scribed "X" in concrete at the southeastern intersection of ROW of said Herman and 17th Avenue North; thence along said southern ROW N 62° 26' 59" E 588.94 feet to a scribed "X" in concrete; thence with said western ROW S 28° 13' 32" E 195.02 feet to a 5/8" iron rod old; thence with said northern ROW S 62° 28' 47" W 114.05 feet to a 1/2" iron rod old; thence S 70° 19' 24" W 91.04 feet to a concrete monument old; thence S 71° 27' 15" W 148.08 feet to a 1/2" iron rod old; thence with a curve to the left having a central angle of an eagle of 13° 46' 12", a radius of 833.98 feet, a length of 200.43 feet and having a chord bearing and distance of S 46° 24' 54" W 199.95 feet to a 1/2" iron rod old; thence S 85° 09' 28" W 43.00 feet to an iron rod new; thence along said eastern ROW N 28° 04' 34" W 135.85 feet to the point of beginning. Tract contains 100, 173 square feet or 2.30 acres. Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company, by Warranty Deed from Cottage Partners, LLC, a Tennessee limited liability company, recorded June 20, 2016 in Instrument No. 20160620-0062321 and further being the same property conveyed to Cottage Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed from Meharry Housing Corporation, recorded May 8, 2015 in Instrument No. 20150508-0042350, Register's Office for Davidson County, Tennessee.

This instrument was prepared with information supplied by the Grantor/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 **1601 and 1603 Herman Street, Nashville, TN 37208.**

Witness my hand this 23rd day of June, 2017

John H. Eldridge, III
Member
E3 Construction Services, LLC

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of June, 2017, before me personally appeared John H. Eldridge III, 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 MEMBER of E3 Construction services, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he as such MEMBER, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of June, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212