Bill Garrett Davidson County
Batch# 69720 DEEDQC
03/15/2018 02:22:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180315-0024674

QUITCLAIM DEED

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 12 DAY OF March, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RACHEL WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

B-FSB-18-1601

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)
E3 Construction Services, LLC, a Tennessee limited liability company	New owner	
(NAME) **667 Wedgewood Ave.,**	(NAME)	**092-04-0-308.00 AND 092-04-0-309.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(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, **IRA INNOVATIONS LLC FBO MAX KHAZANOV IRA,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **E3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described 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 Cottage Partners, LLC, a Tennessee limited liability company by Special Warranty deed from Meharry Housing Corporation, a Tennessee nonprofit corporation of record in Instrument No. 20150508-0042350 Register's Office for Davidson County, Tennessee, dated May 7, 2015 and recorded on May 8, 2015.

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 of record in Instrument No. 20160620-0062321 Register's Office for Davidson County, Tennessee, dated June 15, 2016 and recorded on June 20, 2016.

Being the same property conveyed to 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 by Quitclaim deed from E3 Construction Services, LLC, a Tennessee limited liability company of record in Instrument No. 20170628-0064941 Register's Office for Davidson County, Tennessee, dated June 27, 2017 and recorded on June 28, 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: **1601-1613 Herman Street, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 9 day of March, 2018.

IRA Innovations LLC FBO Max Khazanov IRA

By: Elvira Holcutt

Its: Authorized Representative

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~DAVIDSON~~ Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elvira Holcutt, 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 Authorized Representative of IRA Innovations LLC FBO Max Khazanov IRA, the within named bargainor, a limited liability company, and that he/she as such Authorized Representative executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9 day of March, 2018.

Cynthia Morgan
Notary Public

My Commission Expires: 9/9/20

CYNTHIA R. MORGAN
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
September 09, 2020

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