Bill Garrett Davidson County
Batch# 103810 DEEDQC
06/13/2018 09:14:46 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180613-0056633

# QUITCLAIM DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF June, 2018

Notary Public

MY COMMISSION EXPIRES 1-3-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Reddy Title & Escrow, LLC
2002 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **E3 Construction Services, LLC** (NAME) | **Same** (NAME) | |
| **667 Wedgewood Ave.** (ADDRESS) | (ADDRESS) | **09202019500, and 09202019400** |
| **Nashville, TN 37203** (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP AND PARCEL NUMBERS

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,

**E3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

**E3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("GRANTEE")

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:

**TRACT 1:**

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 114 ON THE PLAN OF HEFFERNAN PLACE SUBDIVISION OF RECORD IN PLAT BOOK 161, PAGE 138, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 114 FRONTS 50 FEET ON THE SOUTH SIDE OF ALAMEDA STREET OR AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 140 FEET TO AN ALLEY.**

**INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM ARE CERTAIN TRACTS OR PARCELS OF LAND CONVEYED TO THE STATE OF TENNESSEE FOR THE USE AND BENEFIT OF THE DEPARTMENT OF HIGHWAYS BY WARRANTY DEED FROM CLEO D. MOORE, DATED JULY 17, 1967, RECORDED JULY 18, 1967 IN BOOK 4152, PAGES 907-908, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS:**

**BEING A PART OF LOT NO. 114 ON THE MAP OF HEFFERNAN PLACE SUBDIVISION, AS OF RECORD IN BOOK 161, PAGE 138, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.**

**PARCEL NO. I:**

**BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF ALAMEDA STREET, SAID POINT BEING THE COMMON CORNER BETWEEN LOTS 114 AND 115 ON THE**

HEFFERNAN PLACE SUBDIVISION, AS OF RECORD IN BOOK 161, PAGE 138, REGISTER'S OFFICE DAVIDSON COUNTY; THENCE WITH THE SOUTHERLY MARGIN OF ALAMEDA STREET AND THE NORTHERLY BOUNDARY LINE OF SAID LOT 114, NORTH 82 DEGREES 14' 33" EAST 41.15 FEET TO A POINT; THENCE SOUTH 29 DEGREES 13' 42" WEST 66.96 FEET TO A POINT IN THE COMMON LINE BETWEEN SAID LOTS 114 AND 115; THENCE WITH THE COMMON LINE BETWEEN SAID LOTS 114 AND 115 NORTH 8 DEGREES 40' 45" WEST 53.50 FEET TO THE POINT OF BEGINNING, CONTAINING 1,101 SQUARE FEET MORE OR LESS.

SAID ABOVE DESCRIBED LAND IS CONVEYED IN FEE SIMPLE. IT IS TO BE USED FOR THE CONSTRUCTION OF A CONTROLLED ACCESS HIGHWAY AND ALL RIGHT OF INGRESS OR EGRESS TO AND FROM AND ACROSS THE SAME TO AND FROM ABUTTING LANDS IS HEREBY CONVEYED.

PARCEL NO. II:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF ALAMEDA STREET, SAID POINT BEING THE COMMON CORNER BETWEEN LOTS 113 AND 114 ON THE HEFFERNAN PLACE SUBDIVISION, AS OF RECORD IN BOOK 161, PAGE 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE COMMON LINE BETWEEN SAID LOTS 113 AND 114, SOUTH 8 DEGREES 40' 45" EAST, 9.99 FEET TO A POINT; THENCE SOUTH 29 DEGREES 13' 43" WEST 81.37 FEET TO A POINT IN THE COMMON LINE BETWEEN LOTS 114 AND 115 IN THE AFORESAID SUBDIVISION; THENCE WITH THE COMMON LINE BETWEEN SAID LOTS 114 AND 115, NORTH 8 DEGREES 40' 45" WEST 21.50 FEET TO A POINT; THENCE WITH AND BINDING ON THE CONTROL OF ACCESS TAKING PREVIOUSLY DESCRIBED, NORTH 29 DEGREES 13' 43" EAST 66.96 FEET TO A POINT IN THE SOUTHERLY MARGIN OF ALAMEDA STREET; THENCE WITH THE SOUTHERLY MARGIN OF ALAMEDA STREET AND THE NORTHERLY BOUNDARY OF SAID LOT 114, NORTH 82 DEGREES 14' 33" EAST 8.85 FEET TO THE POINT OF BEGINNING, CONTAINING 1,024 SQUARE FEET MORE OR LESS AND IS CONVEYED IN FEE SIMPLE.

PARCEL NO. II IS CONVEYED IN FEE SIMPLE, HOWEVER, THE GRANTORS HEREIN WILL HAVE ACCESS TO IT.

IT IS FURTHER UNDERSTOOD AND AGREED THAT THE SAID HIGHWAY DEPARTMENT FOR THE STATE OF TENNESSEE OR ITS AGENTS OR ASSIGNS IS SPECIFICALLY GIVEN THE RIGHT TO ENTER UPON THE REMAINING LAND OF GRANTOR HEREIN AND REMOVE ANY IMPROVEMENTS AND/OR PART OF IMPROVEMENTS WHICH ARE SITUATED BOTH ON THE LAND BEING CONVEYED TO THE HIGHWAY DEPARTMENT AS ROW AND THE REMAINING PROPERTY OF SAID LAND-OWNER/GRANTOR HEREIN, AND THE CONSIDERATION HEREIN RECITED INCLUDES PAYMENT IN FULL FOR SUCH IMPROVEMENTS.

BEING THE SAME PROPERTY CONVEYED TO CLEO D. MOORE BY WARRANTY DEED FROM I.L. MOORE, JR., IDA MOORE JACKSON, THERESA MOORE DEWBERRY AND HELENA MOORE OF RECORD IN BOOK 1645, PAGE 541, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 30, 1948 AND RECORDED ON NOVEMBER 15, 1948. CLEO D. MOORE DIED NOVEMBER 13, 1979 AS PER AFFIDAVIT AS TO SMALL ESTATE OF RECORD IN BOOK 6523, PAGE 646, WHICH ATTACHED LAST WILL AND TESTAMENT DEVISED PROPERTY TO THREE DAUGHTERS, IDA M. JACKSON, HELENA D. HUDGINS AND TERESA M. DEWBERRY IN EQUAL SHARES. IDA M. JACKSON DIED MAY 21, 1983 AND TERESA M. DEWBERRY DIED MAY 10, 1984, LEAVING HELENA D. HUDGINS, SOLE HEIR AS PER AFFIDAVIT OF HEIRSHIP OF RECORD IN BOOK 6929, PAGE 513, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY S. MCMILLAN, A SINGLE PERSON BY QUITCLAIM DEED FROM HELENA D. HUDGINS, A SINGLE PERSON, OF RECORD IN INSTRUMENT NO. 20110912-0070642, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 15, 2011 AND RECORDED ON SEPTEMBER 12, 2011.

BEING THE SAME PROPERTY CONVEYED TO E3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM JEFFREY S. MCMILLAN, OF RECORD IN INSTRUMENT NUMBER 20171005-0102320, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED SEPTEMBER 29, 2017.

BEING ALSO KNOWN AS 2611 ALAMEDA STREET, NASHVILLE, TN 37206.

**TRACT 2:**

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 115 OF BLOCK 6 ON THE PLAN OF THE SUBDIVISION OF HEFFERNAN PLACE OF RECORD IN PLAT BOOK 161, PAGE 138, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**SAID LOT NO. 115 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF ALAMEDA STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 140 FEET TO AN ALLEY.**

**INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM ARE CERTAIN TRACTS OR PARCELS OF LAND CONVEYED TO THE STATE OF TENNESSEE FOR THE USE AND BENEFIT OF THE DEPARTMENT OF HIGHWAYS AND BY WARRANTY DEED FROM JOHN OTEY AND WIFE, BETTYE G. OTEY, DATED SEPTEMBER 1, 1967, RECORDED SEPTEMBER 1, 1967, IN BOOK 4167, PAGE 395, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS:**

**PARCEL NO. 1:**
**BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF ALAMEDA STREET, SAID POINT BEING THE COMMON CORNER BETWEEN LOTS 115 AND 116 IN THE HEFFERNAN PLACE SUBDIVISION, AS OF RECORD IN BOOK 161, PAGE 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE SOUTHERLY MARGIN OF ALAMEDA STREET AND THE NORTHERLY BOUNDARY OF SAID LOT 115 N 62 DEG 14'33" E 50 FEET TO A POINT, SAID POINT BEING THE COMMON CORNER BETWEEN LOTS 114 AND 115 IN THE AFORESAID SUBDIVISION; THENCE WITH THE COMMON LINE BETWEEN SAID LOTS 114 AND 115, S 8 DEG 40'45" E 53.50 FEET TO A POINT; THENCE S 29 DEG 13'43" W 81.37 FEET TO A POINT IN THE COMMON LINE BETWEEN SAID LOTS 115 AND 116; THENCE WITH THE COMMON LINE BETWEEN SAID LOTS 115 AND 116, N 8 DEG 40'45" W 118.50 FEET TO THE POINT OF BEGINNING.**
**CONTAINING 4,299 SQ FT +/-**

**PARCEL NO. 2:**
**BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF AN ALLEY, SAID POINT BEING THE COMMON CORNER BETWEEN LOTS 115 AND 116 IN THE HEFFERNAN PLACE SUBDIVISION, AS OF RECORD IN BOOK 161, PAGE 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE COMMON LINE BETWEEN SAID LOTS 115 AND 116, N 8 DEG 40'45" W 21.50 FEET TO A POINT; THENCE WITH AND BINDING ON THE CONTROL OF ACCESS TAKING PREVIOUSLY DESCRIBED, N 29 DEG 13'43" E 81.37 FEET TO A POINT IN THE COMMON LINE BETWEEN LOTS 114 AND 115 IN THE AFORESAID SUBDIVISION; THENCE WITH THE COMMON LINE BETWEEN SAID LOTS 114 AND 115, S 8 DEG 40'45" E 21.50 FEET TO A POINT; THENCE S 29 DEG 13'43" W 81.37 FEET TO THE POINT OF BEGINNING CONTAINING 1,075 SQ FT +/-.**

**BEING THE SAME PROPERTY CONVEYED TO E3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM JOHN ELDRIDGE, OF RECORD IN INSTRUMENT NUMBER _____, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.**

**BEING ALSO KNOWN AS 2613 A ALAMEDA STREET, NASHVILLE, TN 37206.**

**THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **2611 & 2613A Alameda Street, Nashville, Tennessee 37206.**

Witness our hands this the 8 day of June, 2018.

**E3 CONSTRUCTION SERVICES, LLC**

By: _____
John H. Eldridge, III, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 8 day of June, 2018, before me personally appeared **John H Eldridge, III**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of E3 Construction Services, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of E3 Construction Services, LLC, as Member.

Witness my hand and official seal, this the 8 day of June, 2018.

Notary Public
My Commission Expires: 1-3-22

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.