QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 120927 DEEDQC
07/25/2018 03:07:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180725-0072702

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy, Paulus & Carney, PLLC
Loy Carney, Attorney at Law
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	**Same**	
(NAME)	(NAME)	**09210012900**
667 Wedgewood Ave Ste. C		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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,

DESPERADO PROPERTIES, 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 IN ATTACHED **EXHIBIT A**.

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

This is **improved** property known as: **2822 Georgia Ave, Nashville, TN 37209-4026**

Witness our hands this the **31st** day of **DECEMBER, 2017**.

Desperado Properties, LLC
By: Max Khazanov, President

Desperado Properties, LLC
By: John Eldridge, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared MAX KHAZANOV and JOHN ELDRIDGE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT and VICE PRESIDENT (respectively) of DESPERADO PROPERTIES, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as PRESIDENT and VICE PRESIDENT.

Witness my hand and official seal, this the 31st day of December, 2017.

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

Notary Public
My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION

2822 Georgia Ave., Nashville, TN 37209

Land in Davidson County, Tennessee, being Lot No. 29, as shown on the map entitled I.L. Pendleton's Subdivision of the Steger Home Place, of record in Plat Book 421, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 29 fronts 50 feet on the northerly side of Georgia Avenue, formerly Torbitt Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to the Grantor herein by instrument of record at 201330116-0005421, Register's Office for Davidson County, Tennessee.