Karen Y Johnson Davidson County
Batch# 168654 DEEDQC
11/29/2018 03:40:11 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20181129-0116636

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF November 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER
E3 Construction Services, LLC	**Same**	
(NAME)	(NAME)	**09210017900** **09210018000** **09210018100** **09210018200**
667 Wedgewood Ave., Ste. C		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 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 I – 09210017900:

BEING LOT NO. 54 ON THE PLAN OF T.M. STEGER'S 2ND SUBDIVISION, NOT OF RECORD, AS FOLLOWS:

SAID LOT NO. 54 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF CRAFT STREET AND RUNS BACK BETWEEN PARALLEL LINES, PARALLEL WITH AND 120 ½ FEET WEST OF THE WESTERLY MARGIN OF 28TH AVENUE NORTH, FORMERLY BARROW AVENUE, 150 FEET TO AN ALLEY.

BEING A PART OF THE SAME PROPERTY CONVEYED TO E3 CONSTRUCTION SERVICES, LLC BY WARRANTY DEED FROM NICK DORROLL, MARRIED, OF RECORD IN INSTRUMENT NUMBER 20180627-0061710, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II – 09210018000:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 53 ON THE MAP OF PART OF T.M. TEGER SUBDIVISION OF PILCHER BARROW LAND, CALLED THE T.M. STEGER SECOND SUBDIVISION, PLAN NOT OF RECORD AS FOLLOWS:

SAID LOT NO. 53 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF DELAWARE STREET AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO E3 CONSTRUCTION SERVICES, LLC BY WARRANTY DEED FROM BUILD NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 20180627-0061712, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT III – 09210018100:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 52 ON THE PLAN OF T.N. STAGER'S SUBDIVISION OF PART OF THE BARROW LANDS, NOT OF RECORD, AND DESCRIBED ACCORDING TO A SURVEY MADE AUGUST 18, 1889, BY W.L. LYLE, SURVEYOR, AS FOLLOWS:

SAID LOT FRONTS 50 FEET ON THE SOUTHERLY SIDE OF DELAWARE AVENUE, FORMERLY CRAFT STREET, AND RUNS BACK BETWEEN PARALLEL LINES, PARLLEL WITH AND 160 FEET EAST OF THE EASTERLY MARGIN OF 30TH AVENUE NORTH, FORMERLY STAGE STREET, 150 FEET TO AN ALLEY.

BEING A PART OF THE SAME PROPERTY CONVEYED TO E3 CONSTRUCTION SERVICES, LLC BY WARRANTY DEED FROM NICK DORROLL, MARRIED, OF RECORD IN INSTRUMENT NUMBER 20180627-0061710, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT IV – 09210018200:

BEING LOT NO. 51 ON THE PLAN OF T.M. STEGER'S SUB OF PILCHER-BARROW LANDS, NOT OF RECORD AND DESCRIBED AS FOLLOWS:

SAID LOT FRONTS 50 FEET ON THE SOUTHERLY SIDE OF CRAFT STREET, AND RUNS BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY.

BEING A PART OF THE SAME PROPERTY CONVEYED TO E3 CONSTRUCTION SERVICES, LLC BY WARRANTY DEED FROM NICK DORROLL, MARRIED, OF RECORD IN INSTRUMENT NUMBER 20180627-0061710, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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: **2805, 2807, 2809, 2811 Delaware Avenue, Nashville, TN 37209**

Witness our hands this the 27 day of November, 2018.

E3 CONSTRUCTION SERVICES, LLC

By: _____
John H. Eldridge, III, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 27 day of November, 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 27 day of November, 2018.

_____
Notary Public

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020