QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 173960 DEEDQC
12/13/2018 03:02:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20181213-0121472

B-CB-18-909

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 11th DAY OF December, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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

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)
John Eldridge	new owner	
(NAME) **667 Wedgewood Ave.,Ste. C**	(NAME)	**092-06-0-181.01**
(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, **E3 CONSTRUCTION SERVICES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN ELDRIDGE** 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:

Land in Davidson County, State of Tennessee, described as follows, to wit:

Parts of Lots No. 10 and 11 on the Clare or Hadley Plan of Adam Young Lots of record in Book 57, Page 81, in the Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point 177 feet South of the corner of Clare Avenue and 28th Avenue, being the corner of 28th Avenue and an alley, and, also, the Southeast corner of Lot No. 11 on the Clare or Hadley Plan referred to above, thence with the Northerly margin of said alley a distance of 63 feet in a Westerly direction, said margin being the Southerly boundaries of Lots No. 10 and 11 on the Clare or Hadley Plan referred to above, thence Northerly 50 feet with a line parallel to the boundary of 28th Avenue, thence Eastwardly 54 feet with a line parallel to the margins of said alley, thence twelve feet Southerly following the margin of 28th Avenue, thence 9 feet Easterly following the margin of 28th Avenue and thence Southerly 38 feet with the Western boundary of 28th Avenue to the point of beginning.

Being the same property conveyed to Max Khazanov by Warranty deed from Ken Taylor and Douglas Williams, dba Taylor and Williams Contractors of record in Instrument No. 20140716-0062757 Register's Office for Davidson County, Tennessee, dated July 11, 2014 and recorded on July 16, 2014.

Being the same property conveyed to E3 Construction Services, LLC by Quitclaim deed from Max Khazanov, married of record in Instrument No. 20180206-0012108 Register's Office for Davidson County, Tennessee, dated January 29, 2018 and recorded on February 6, 2018.

This is **improved** property known as: **909 28th Ave N., Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 11 day of December, 20 18.

E3 Construction Services, LLC

BY: _____
John H. Eldridge, III
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, 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/herself 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/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11 of December, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212