QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 348326 DEEDQC
01/24/2020 12:47:20 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200124-0008886

B-E3-20-3000

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 17th DAY OF January, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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	**New owner**	
(NAME)	(NAME)	**92-5-283.00**
2804 Clifton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **UP PARTNERSHIP, GP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **E3 CONSTRUCTION SERVICES, LLC** 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, Tennessee, being Lot No. 11 and 12 of Block 2 on the Plan of Map of Fisk University Place of record in Plat Book 421, Pages 4 and 5, 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 lots adjoin and front together 61 feet on the northerly side of Clifton Pike and run back between lines 125 feet on the West line of Lot 12, and 119 feet on the East line of Lot 11, along the West margin of 32nd Avenue North, to an alley in the rear on which they measure 132 feet.

Included in the above description but excluded from this conveyance is the following: a triangular parcel fronting 12.29 feet on the South side of Alley No. 940, and 89.39 feet on the West side of 32nd Avenue North, and containing 0.01 acre.

Being the same property conveyed to UP Partnership, GP, a Tennessee General Partnership by Warranty Deed recorded 9/25/2019 in Instrument Number20190925-0097601, Register's Office for Davidson, Tennessee.

This is **improved** property known as: **3000 Clifton Avenue, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 17th day of January, 2020.

UP Partnership, GP

BY: _____
John Eldridge
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN ELDRIDGE, signing for UP PARTNERSHIP, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of UP PARTNERSHIP, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of January, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

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

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