QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 387702 DEEDQC
04/17/2020 12:57:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200417-0040576

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 10TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

C. LOY CARNEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 6, 2020

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title and Escrow, LLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
E3 Construction Services, LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	
2804 Clifton Ave		**092060H01400CO**
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged,

713 A 26TH AVENUE NORTH, LLC, a Tennessee limited liability company ("Grantor")

has bargained and sold, and by these presents does transfer and convey unto

E3 CONSTRUCTION SERVICES, LLC, a Tennessee limited liability company ("Grantee")

its 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 Unit No. 713 A, Crave Townhomes At City Heights described in the Declaration of Covenants, Conditions and Restrictions for Crave Townhomes At City Heights of record in Instrument No. 20190315-0023896, as amended in Instrument No. 20200122-0007996, of Register's Office for Davidson County, to which Plan reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of Crave Townhomes At City Heights as stated in said Declaration. Said Unit is shown as part of Exhibit "B" Declaration of Crave Townhomes At City Heights. The easements restrictive covenants, conditions and regulations imposed upon and relating to the units at Crave Townhomes At City Heights, the property. co-owners and tenants, and the plat filed as Exhibit "B" to said Declaration, said Register's office, are incorporated herein by reference and made a part of the same as of copied verbatim herein for a more complete identification and description of said Unit.

Being the same property conveyed to 713 A 26th Avenue North, LLC, a Tennessee Limited Liability Company by Quitclaim deed from E3 Construction Services, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190618-0058662 Register's Office for Davidson County, Tennessee, dated June 17, 2019 and recorded on June 18, 2019.

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

This is improved property known as: 713 A 26th Avenue North, Nashville, TN 37209.

Witness my hand this the 10th day of April, 2020.

713 A 26TH AVENUE NORTH, LLC, a Tennessee limited liability company

By: _____
Laura Mitchell, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Laura Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of 713 A 26TH AVENUE NORTH, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of 713 A 26TH AVENUE NORTH, LLC as Authorized Agent.

Witness my hand and official seal, this the 10th day of April, 2020.

_____
Notary Public

My Commission Expires:
(SEAL)

