QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 435617 DEEDQC
07/10/2020 03:14:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200710-0075778

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-21

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 26 DAY OF June, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

B-RB-20-2226

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)
UP Partnership, GP	**New owner**	
(NAME) **2804 Clifton Ave.**	(NAME)	**092-07-0-434.00**
(ADDRESS) **Nashville, TN 37209**	(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, A TENNESSEE LIMITED LIABILITY COMPANY ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **UP PARTNERSHIP, GP** 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. 33 on the Plan of Dr. J.B. Davis Subdivision, of record in Plat Book 57, Page 96 and Plat Book 161, Page 123, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Gordon Memorial United Methodist Church by Warranty Deed from Trustees of Mount Calvary Missionary Baptist Church, of record in Instrument No. 20030520-0068748, Register's Office for Davidson County, Tennessee, dated May 16, 2003 and recorded on May 20, 2003, as corrected by Scrivener' s Affidavit recorded on December 03, 2018 of record in Instrument No. 20181203-0117458, said Register's Office.

Being a portion of the same property conveyed to Jamie Isabel by Warranty Deed from Gordon Memorial United Methodist Church, of record in Instrument No. 20181109-0110984, Register's Office for Davidson County, Tennessee, dated November 06, 2018 and recorded on November 09, 2018 and Deed of Correction recorded on January 17, 2019 of record in Instrument No. 20190117-0005008, said Register's Office.

Being a portion of the same property conveyed to E3 Construction Services, LLC, a Tennessee Limited Liability Company by Warranty Deed from Jamie Isabel, of record in Instrument No. 20190117-0005009, Register's Office for Davidson County, Tennessee, dated January 11, 2019 and recorded on January 17, 2019.

Being a portion of the same property conveyed to E3 Construction Services, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from E3 Construction Services, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190208-0012075, Register's Office for Davidson County, Tennessee, dated February 06, 2019 and recorded on February 08, 2019.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2226 Batavia Ave., Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 26th day of June, 2020.

E3 Construction Services, LLC, a Tennessee Limited Liability Company

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 26th day of June, 2020.

Notary Public

My Commission Expires:

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

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