QUITCLAIM DEED

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 30th DAY OF October 2020.

Notary Public

MY COMMISSION EXPIRES: (AFF

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

B-CSB-20-711A

Karen Johnson Davidson County
Batch# 509491 DEEDQC
11/05/2020 03:14:27 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201105-0130092

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Natasha Eldridge	nav owner	
(NAME)	(NAME)	**092-06-0H-011.00-CO**
711A 26th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, has bargained and sold, and by these presents do/does transfer and convey unto **Natasha Eldridge,** married, hereinafter called the Grantee, her 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. 711 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 E3 Construction Services, LLC, a Tennessee limited liability company by Quitclaim deed from 711 A 26th Avenue North, LLC, a Tennessee limited liability company of record in Instrument No. 20200417-0040571 Register's Office for Davidson County, Tennessee, dated April 10, 2020 and recorded on April 17, 2020.

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: **711 A 26th Avenue N, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 30 day of Oct, 2020.

E3 Construction Services, LLC

John H, Eldridge, III
Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **John H. Eldridge, III**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged to me that he is the sole member of E3 CONSTRUCTION SERVICES, LLC, a Member Managed Tennessee Limited Liability Company, and that he, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of the said E3 CONSTRUCTION SERVICES, LLC, by signing his name as such member.

Witness my hand and official seal this 30 day of October, 2020.

Notary Public
My Commission Expires:

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

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