This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

Karen Johnson Davidson County
Batch# 524449 DEEDQC
12/03/2020 01:36:32 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201203-0140691

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
729 25th Avenue North, LLC 2804 Clifton Avenue Nashville, TN 37209	729 25th Avenue North, LLC 2804 Clifton Avenue Nashville, TN 37209	Parcel No. 092060622 00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **E 3 CONSTRUCTION SERVICES, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **729 25TH AVENUE NORTH, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30th day of November, 2020, but is effective as of the 30th day of November, 2020.

GRANTOR:

E 3 CONSTRUCTION SERVICES, LLC,
a Tennessee limited liability company

By: _____
Name: John Eldridge
Its: Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, John Eldridge, the Authorized Representative of E 3 Construction Services, LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she/he as Authorized Representative executed the foregoing instrument for the purposes therein expressed and contained, by signing the name John Eldridge, as such Authorized Representative.

Witness my hand and official seal this 30th day of November 2020.

My Commission Expires:
1-3-22

_____
Notary Public

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

AFFIDAVIT OF VALUE

I, Laura Mitchell, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 30 day of November, 2020.

_____
Affiant

_____
Notary Public

My Commission Expires: 1-3-22

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being part of Lot No. 12 (erroneously described as Lot 20 in prior deed) on the Plan of Dr. Boyd McNairy's Subdivision of Lots 8, 9 and 10 of record in Plat Book 21 Page 93, in the Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 12 fronts 58 feet on the easterly margin of 25th Avenue North and runs back 120 feet on the North line, 100 feet on the South line to a dead line in the rear measuring 50 feet therein.

Being the same property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company by Quitclaim Deed from Desperado Properties, LLC, a Tennessee limited liability company as of record in Instrument No. 20180803-0076626, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 729 25th Avenue North, LLC, a Tennessee limited liability company by Quitclaim Deed from E3 Constructions Services, LLC, a Tennessee limited liability company as of record in Instrument No. 20201203-0140691, Register's Office for Davidson County, Tennessee.