QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 556194 DEEDQC
01/19/2021 02:29:16 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210119-0007995

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-E3-2423-0

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 15 DAY OF January 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

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) **2804 Clifton Ave.**	(NAME)	**070-00-0-042.00 AND 070-00-0-043.00**
(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, **BUENA VISTA PIKE, 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 **E3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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:

PARCEL I (MAP 7-PARCEL 42.00):
Land in the 2nd Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor # 823, dated February 9, 2001 , known as job No. 010013 more particularly described as follows:

Beginning at an Iron pin set on the northerly margin of Buena Vista Pike said point of beginning being 641.86' westerly from the Southwest corner of the South Nashville Church of God Property of record in Book 11016, Page 475, R.O.D.C. TN; thence with the northerly margin of Buena Vista Pike South 75 degrees 46 minutes 15 seconds West 60.36' to an existing concrete monument; thence with a curve to the left having a radius of 1168.20' and a long chord of 14.67' said chord having a bearing of South 71 degrees 43 minutes 01 seconds West a distance along the curve of 14.67' to an iron pin; thence leaving the margin of Buena Vista Pike North 14 degrees 29 minutes 50 seconds West 750.00' to an iron pin; thence South 75 degrees 30 minutes 10 seconds West 105.00' to an iron pin; thence South 06 degrees 38 minutes 31 seconds West 230.52' to an exiting iron pin to the line of the Metropolitan Government Police Academy Property; thence with the said Police Academy Property North 75 degrees 37 minutes 45 seconds West 292.50' to an existing iron pin in the easterly margin of Mattie Street (undeveloped); thence with the margin of Mattie Street (undeveloped) North 12 degrees 41 minutes10 seconds East 647.98' to an existing iron pin and the line to the Police Academy Property; thence With the same South 42 degrees 58 minutes 09 seconds East 468.32' to an iron pin; thence South 14 degrees 29 minutes 50 seconds East 840.26' to the point of beginning containing 5.32 acres +.

Property is subject to a 25' sewer and Public Utility easement being described as follows:

To reach the new point of beginning of said easement, begin at the Southeast corner of Tract 3 in the northerly margin of Buena Vista Pike; thence North 14 degrees 29 minutes 50 seconds West 632.51' to the true point of beginning of said easement; thence South 55 degrees 00 minutes 57 seconds West 80.06' to a point thence North 14 degrees 29 minutes 50 seconds West 26.69' to a point; thence North 55 degrees 00 minutes 57 seconds East 80.06' to a point; thence South 14 degrees 29 minutes 50 seconds East 26.69' to the point of beginning.

Said easement crosses Tract 3 at another point which is described as follows:

Beginning at an iron pin at the westernmost corner of tract 3 in the easterly margin of Mattie Street at the Northwest corner of the Metro Police Academy Property; thence from said point of beginning with margin of Mattie Street North 14 degrees 22 minutes 15 seconds East 25.00' to a point; thence leaving said margin South 75 degrees 37 minutes 45 seconds East 281.01' to a point; thence North 55 degrees 00 minutes 57 seconds East 10.73' to a point; thence South 06 degrees 38 minutes 31 seconds West 33.45' to an iron pin; thence North 75 degrees 37 minutes 45 seconds West 292.50' to the point of beginning.

PARCEL 2 (MAP 7- PARCEL 43.00)

Land in the 2nd Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor No. 823, dated February 9, 2001. Known as job No. 010013 more particularly described as follows:

Beginning at an iron pin get on the northerly margin of Buena Vista Pike said point of beginning being 724.89" westerly from the Southeast corner of the South Nashville Church of God Property of record in Book 11016 Page 475, R.O.D.C., TN; thence with the northerly margin of the said Buena Vista Pike and with the curve to the left having a radius of 1168.20' and long cord of 362.92' said chord having a bearing of South 62 degrees 25 minutes 18 seconds West a distance along the curve of 364.40' to an existing iron pin; thence with leaving the margin of Buena Vista Pike and with the line of the Metropolitan police Academy Property North 22 degrees 56 minutes 55 seconds West 342.17' to an existing iron pin; thence North 10 degrees 13 minutes 17 seconds West 51.66' to an iron pen set this survey; thence South 74 degrees 51 minutes 53 seconds East 73.60' to an existing iron pin; thence North 14 degrees 47 minutes 28 seconds East 302.19 to an existing iron pin; thence leaving the Police Academy Property North 06 degrees 38 minutes 31 seconds East 230.52' to an iron pin; thence North 75 degrees 30 minutes 10 seconds East 105.00' to an iron pin; thence South 14 degrees 29 minutes 50 seconds East 750.00' to the point of beginning containing 5.01 Acres +.

Property is subject to a 25' sewer and public utility easement described as follows:

To reach the true point of beginning of said easement begin at the Southeast corner of Tract 4 in the northerly margin of Buena Vista Pike; thence North 14 degrees 29 minutes 50 seconds West 605.28' to the true point of beginning of said easement; thence South 55 degrees 00 minutes 57 seconds West 200.84' to an iron pin; thence North 06 degrees 38 minutes 31 seconds East 33.45' to a point; thence North 55 degrees 00 minutes 57 seconds East 187.96' to an iron pin; thence South 14 degrees 29 minutes 50 seconds E 26.69' to the point of beginning.

Being the same property conveyed to Richard A. Machen, Jr. by Warranty deed from Urbangate Development Group, LLC, a Michigan Limited Liability Company of record in Instrument No. 20201203-0140689 Register's Office for Davidson County, Tennessee, dated November 30, 2020 and recorded on December 03, 2002.

Being the same property conveyed to Buena Vista Pike, LLC by Warranty deed from Richard A. Machen, Jr. of record in Instrument No. 20201203-0140690 Register's Office for Davidson County, Tennessee, dated November 30, 2020 and recorded on December 3, 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: **0 & 2423 Buena Vista Pike, Nashville, Tennessee 37218**.

Witness my/our hand(s) this the 15 day of January, 2021.

2423 Buena Vista Pike, LLC

BY: E3 Construction Services, LLC (Sole Member)

John H. Eldridge, III, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John Gleaves, a Notary Public of said County and State, personally appeared John H. Eldridge, III which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of E3 Construction Services, LLC, which is the member of Buena Vista Pike, LLC, the within named bargainor, and that he as such Member of E3 Construction Services, LLC, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of E3 Construction Services, LLC which is a Member of Buena Vista Pike, LLC by himself as Member.

Witness my hand and seal, in Nashville, this the 15 day of January, ~~2017.~~ 2021

Notary Public
My Commission Expires: 1-3-22

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY