Karen Johnson Davidson County
Batch# 574118 DEEDQC
02/12/2021 03:28:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210212-0020565

QUITCLAIM DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 9th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 2-22
(AFFIX SEAL)

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)
729 25th Avenue North LLC	**New Owner**	
(NAME)	(NAME)	
667 Wedgewood Ave., Ste. C		
(ADDRESS)	(ADDRESS)	**09206062200**
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **E3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **729 25TH AVENUE NORTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE (S), ITS SUCCESSORS AND ASSIGNS, ALL OF ITS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Buchi's Subdivision of Lot 20 in McNairy's Subdivision of record in Plat Book 421, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 19 fronts 50 feet on the westerly side of Foster St. and extends back westwardly between parallel lines, 153-1/8 feet, more or less, to an alley.

Being the same property conveyed to E3 Construction Services, LLC by Quitclaim deed of record in Instrument No. 20180803-0076625 Register's Office for Davidson County, Tennessee, dated December 31, 2017 and recorded on August 3, 2018.

This is
( ) unimproved
(X) improved

property known as **729 25th Avenue N, Nashville, TN 37208**

Witness my/our hand (s) this the 9th day of February, **2021.**

E3 Construction Services, LLC

BY: John H. Eldridge III
IT'S: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared John H. Eldridge, III , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Member of E3 Construction Services, LLC, the within named bargainor, a limited liability company, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member.

Witness my hand and official seal, this the 9th of February, 2021.

Notary Public

My Commission Expires: 3-22
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, John Gleaves, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz , a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY