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# 574118 DEEDQC
02/12/2021 03:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210212-0020567

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcels
E3 Construction BD Capital LLC 224 Callis Road Lebanon, Tennessee 37090	E3 Construction BD Capital LLC 224 Callis Road Lebanon, Tennessee 37090	Parcel Nos. 92-7-425.00 92-10-129.00

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, **E3 CONSTRUCTION SERVICES, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **E3 CONSTRUCTION BD CAPITAL 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 5 day of February, 2021, but is effective as of the 5 day of February, 2021.

GRANTOR:

E3 CONSTRUCTION SERVICES, LLC,
a Tennessee limited liability company

By: _____
Name: John Eldridge
Its: Member

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 Member of E3 Construction Services, LLC, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that shc/he as member executed the foregoing instrument for the purposes therein expressed and contained, by signing the name John Eldridge, as such member.

Witness my hand and official seal this 5 day of February 2021

My Commission Expires:
1-3-22

_____
Notary Public

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

I, Lauren 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 5th day of February, 2021

_____
Affiant

_____
Notary Public

My Commission Expires: 1-3-22

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Legal Description of the Property

TRACT 1

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Re-Subdivision of Lots Nos. 1 & 2 of the Re-Subdivision Plat of Lots 42, 43 and a portion of 44, J. B. Davis Subdivision, of record in Instrument No. 20201204-0141055, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Included in the above description, but excluded from this conveyance is that property for a Public Right-of-Way conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, recorded December 30, 2020 in Instrument No. 20201230-0154631, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to E3 Construction Services, LLC, a Tennessee Limited Liability Company by Quit Claim Deed from Desperado Properties, LLC, a Tennessee Limited Liability Company, recorded August 3, 2018 Instrument No. 20180803-0076598 Register's Office for Davidson County, Tennessee.

TRACT 2

Land in Davidson County, Tennessee, being Lot No. 29, as shown on the Map entitled I.L. Pendleton's Subdivision of the Steger Home Place, of record in Plat Book 421, Page 106, Register's Office for said County.

Said Lot No. 29 fronts 50 feet on the northerly side of Georgia Avenue, formerly Torbitt Avenue, and runs back between parallel lines, 150 feet to an alley.

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, recorded July 25, 2018 in Instrument No. 20180725-0072702, Register's Office for Davidson County, Tennessee.

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

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