QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 574118 DEEDQC
02/12/2021 03:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210212-0020570

THIS INSTRUMENT WAS PREPARED BY:
Manson Johnson Conner, PLLC, 215 2nd Ave North, Nashville, TN 37201

Address of New Owners	Send Tax Bills To	Map-Parcel No.
E3 Construction BD Capital, LLC 2804 Clifton Ave Nashville, TN 37209	E3 Construction BD Capital, LLC 2804 Clifton Ave Nashville, TN 37209	092-07-0-212.00

THIS INDENTURE, Made the 4th day of February, 2021, between Cottage Partners, LLC, A Tennessee Limited Liability Company as party or parties of the first part, hereinafter called Grantor, and E3 Construction BD Capital, LLC, A Tennessee Limited Liability Company hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of their rights, titles and interests in said property, with respect to all of Grantors' titles, interests, claims or demands which the Grantors have or may have had in and to the following described properties located in Davidson County, Tennessee, to-wit:

See Exhibit A

This property is commonly known as 2404 Booker Street, Nashville Tennessee 37218.

IN WITNESS WHEREOF, the Grantor have signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

Cottage Partners LLC
By: Richard Bacon, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is **$10.00.**

AFFIANT

Notary Public

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, Richard Bacon who is the Chief Manager of Cottage Partners, LLC with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained and that he is authorized to do so on behalf of Cottage Partners, LLC.

Witness my hand and official seal on this 4th day of February, 2021.

Notary Public
My Commission Expires: 1/3/22

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of G.W. Ashcroft's Sub of Lot No. 11 of Boyd McNairy Tract, as of record in Book 57, Page 59, Register's Office for said County.

Said Plan does not show the frontage of said Lot, but according to the deed said Lot 13 fronts 35 1/2 feet on the northerly side of Booker, formerly Harden Street and runs back 95.8 feet on the easterly line and 93 feet on the westerly line to an alley measuring 35 feet thereon.

Being the same property conveyed to Cottage Partners, LLC, a Tennessee limited liability company, by Warranty Deed from Lewis L. Trammel and Agnes Romana Trammel recorded April 25, 2014 in Instrument No. 20140425-0034845, Register's Office for Davidson County, Tennessee.

Map and Parcel:
92-7-212.00

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

J-SB-BD-21-2404