Karen Johnson Davidson County
Batch# 574118 DEEDQC
02/12/2021 03:28:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210212-0020571

QUITCLAIM DEED

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 10 DAY OF February, 20 21.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-SB-BD-21-732

THIS INSTRUMENT WAS PREPARED BY
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)
E 3 Construction BD Capital LLC, a Tennessee limited liability company	**New Owner**	
(NAME)	(NAME)	**92-6-657.01**
224 Callis Road		
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37090		
(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, **729 25TH AVENUE NORTH, 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 BD CAPITAL 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:

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

Said part of Lot 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 729 25th Avenue North, LLC, a Tennessee limited liability company, by Quitclaim Deed from E 3 Construction Services, LLC, a Tennessee limited liability company, recorded December 3, 2020 in Instrument No. 20201203-0140691, Register's Office for Davidson County, Tennessee.

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 August 3, 2018 in Instrument No. 20180803-0076626, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Desperado Properties, LLC, by Warranty Deed from Mitch Snow, married, recorded January 18, 2013 in Instrument No. 20130118-0006354, Register's Office for Davidson County, Tennessee.

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: **732 25th Avenue North, Nashville, Tennessee 37208**.

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

729 25th Avenue North, LLC, a Tennessee limited liability company

By: E3 Construction Services, LLC, a
Tennessee limited liability Company
Its Sole Member

By: John Eldridge
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN ELDRIDGE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED REPRESENTATIVE OF E3 CONSTRUCTION SERVICES, LLC, SOLE MEMBER of 729 25TH AVENUE NORTH LLC, the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED REPRESENTATIVE OF E3 CONSTRUCTION SERVICES, LLC, SOLE MEMBER of 729 25TH AVENUE NORTH LLC executed the foregoing instrument for the purpose therein contained.

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

Notary Public

My Commission Expires: 1-3-22

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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