Karen Johnson Davidson County
Batch# 611508 DEEDQC
04/09/2021 02:54:32 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210409-0047712

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 8th DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

B-SB-E3-21-2501

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)
The Connect at City Heights, LLC	**New Owner**	
(NAME)	(NAME)	**092-10-0-356.00**
2804 Clifton Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **E3 CONSTRUCTION SERVICES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE CONNECT AT CITY HEIGHTS, LLC** 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:

Being a tract of land in the 21st Council District of Nashville, Davidson County Tennessee, having a tax parcel ID of 09210035600 and being shown on a boundary and topographic survey as prepared by G. Scott Carter, Tennessee Registered Land Surveyor #2391, dated 04-12-2019 and being more particularly described as follows:

BEGINNING at a capped iron rod found on the southern right-of-way line of Clifton Avenue, having a right-of-way width of 40 feet, said point being the northeast corner of the Twenty Five-O City Heights Condominiums as recorded in Master Deed 20161123-0123883 in the Register's Office of Davidson County, Tennessee, the same point being the northwest corner of the property being herein described; thence, leaving said point with and along the southern right-of-way line of Clifton Avenue, South 82 degrees 48 minutes 56 seconds East for 119.48 feet to a point; thence South 82 degrees 48 minutes 56 seconds East for 216.01 feet to a point in the center of Alley No. 931 as closed by Ordinance No. BL2018-1251, said point also being the northwest corner of the 2401 Clifton Avenue Trust property as of record in QC-20200626 0069279 in the Register's Office of Davidson County, Tennessee; thence with and along the western line of said 2401 Clifton Avenue Trust property South 05 degrees 31 minutes 02 seconds West for 99.19 feet to a point on the northwestern margin of CSX Railroad, having a right-of-way width of 50'; thence with and along said CSX Railroad right-of-way South 56 degrees 51 minutes 08 seconds West for 276.03 feet to a point; thence South 56 degrees 51 minutes 08 seconds West for 269.21 feet to an iron rod new, said iron being the southeast corner of the SSV Partners, GP property as of record in DB-20041110 0135714 in the Register's Office of Davidson County, Tennessee; thence with and along the eastern line of said SSV Partners, GP property North 04 degrees 46 minutes 25 seconds East for 78.56 feet to an iron rod new in the center and southern terminus of Alley No. 932 having a right-of-way width of 16 feet; thence with the southern right-of-way of Alley No. 932 South 85 degrees 13 minutes 35 seconds East for 8.00 feet to an iron rod new; thence with the eastern right-of-way of Alley No. 932 North 04 degrees 46 minutes 25 seconds East for 248.28 feet to an iron rod new, said iron being the southwest corner of said Twenty Five-O City Heights Condominiums property, thence with the southern line of said Twenty Five-O City Heights Condominiums property South 85 degrees 43 minutes 56 seconds East for 87.89 feet to a capped iron rod stamped 1838; thence with the eastern line of said Twenty Five-O City Heights Condominiums property North 04 degrees 55 minutes 23 seconds East for 120.76 feet to the point of beginning.

Said tract of land herein described contains 104,882 +/- square feet or 2.408 +/- acres and being subject to dedications of public right-of-way as of record in SW-20190530 0051525 and SW-20190530 0051526 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to E3 Construction Services, LLC, a Tennessee Limited Liability Company by Warranty deed from Joseph H. Bell and wife, Peggy Jane Bell and James E. Bell and wife, Virginia Cameron Bell

of record in Instrument No. 20180109-0002819 Register's Office for Davidson County, Tennessee, dated January 05, 2018 and recorded on January 09, 2018.

Being the same property conveyed to E3 Construction Services, LLC, a Tennessee Limited Liability Company by Quitclaim deed from E3 Construction Services, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180208-0012885 Register's Office for Davidson County, Tennessee, dated February 06, 2018 and recorded on February 08, 2018.

Being the same property conveyed to E3 Construction Services, LLC, a Tennessee Limited Liability Company by Quitclaim deed from E3 Construction Services, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180208-0012884 Register's Office for Davidson County, Tennessee, dated February 06, 2018 and recorded on February 08, 2018.

Being the same property conveyed to E3 Construction Services, LLC, a Tennessee Limited Liability Company by Quitclaim deed from E3 Construction Services, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190408-0031383 Register's Office for Davidson County, Tennessee, dated April 05, 2019 and recorded on April 08, 2019.

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: **2501 Clifton Avenue, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 6 day of April, 2021.

E3 Construction Services, LLC

John H. Eldridge, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John H. Eldridge, III, 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 Member of E3 Construction Services, LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6 day of April, 2021

Notary Public

My Commission Expires:

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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