Karen Johnson Davidson County
Batch# 735690 DEEDQC
10/13/2021 01:49:03 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211013-0137749

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chandler Farmer, Esq.

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
E3 Construction BD Capital LLC 2804 Clifton Ave Nashville, TN 37209	E3 Construction BD Capital LLC 2804 Clifton Ave Nashville, TN 37209	Parcel No. 09205032700

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 8th day of October, 2021.

GRANTOR:

E3 CONSTRUCTION SERVICES LLC,
a Tennessee limited liability company

By: _____
Name: John Eldridge
Its: Member

STATE OF TN)
)
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, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she/he as 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 8th day of October, 2021.

_____
Notary Public

My Commission Expires:
1/3/22

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

I, John Eldridge, 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 8th day of October, 2021.

_____
Affiant

_____
Notary Public

My Commission Expires: 1/3/22

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee, being the easterly 39 feet of lot No. 6 on the Plan of A.W. Willis Subdivision part of Barrow's Land of record in Plat Book 161, Page 107, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 6 fronts 39 feet on the northerly side of Torbett Avenue and runs back between parallel lines, 125 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 of record in Instrument No. 20180725-0072703 Register's Office for Davidson County, Tennessee, dated December 31, 2017 and recorded on July 25, 2018. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 3124 Torbett St Nashville, Tennessee 37209.