QUITCLAIM DEED

J-CLS-21-0-2127

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 29 DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22
(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 764306 **DEEDQC**
12/01/2021 11:27:26 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20211201-0158642

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
E3 Vistas at North Point LLC, a Tennessee limited liability company	**NEW OWNER**	
(NAME) **667 Wedgewood Avenue,**	(NAME)	**070-09-0-116.00** **070-09-0-117.00** **070-13-0-012.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(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, 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 VISTAS AT NORTH POINT 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 further described as follows:

Tract I: (2127 Buena Vista Pike 070-13-0-012.00)

Beginning at an iron rod (new) in the unimproved Southerly right of way of Alpine Drive (a 40 foot right of way), being the most Northerly corner of the Stanley A. Trice, et ux property (RD 00007218 0000124), said rod also being located South 33 degrees 32 minutes 48 seconds West for a distance of 780.09 feet from a concrete NGS monument at the intersection of the Northwesterly right of way of said Alpine Avenue with the Southwesterly right of way of Cliff Drive; said rod also having Tennessee State Plane Coordinates of Northing 679433 24, Easting 1723364.14; Thence, leaving said Trice property and with the Southeasterly right of way of said Alpine Drive, North 38 degrees 30 minutes 00 seconds East for a distance of 110.67 feet to art iron rod (new), being the most Westerly corner of the Frankie F. Fitzhugh, at al property (QC-00008534 0000034); Thence, leaving said right of way and with the Southwesterly line of said Fitzhugh property, the Southwesterly terminus of Goodrich Avenue (40' right of way), and the Southwesterly line of the Danny F. Brown and Richard Giles, et al property, South 53 degrees 07 minutes 34 seconds East, passing an iron rod (new) at 277.00 feet, for a total distance of 377.27 feet to a 3/4" Pipe, being the most Northerly corner of the Lawrence Brumley and Faye Parker property (DB-20071205 0140841); Thence, leaving said Danny F. Brown and Richard Giles, et al property and with the Northwesterly line of said Lawrence Brumley and Faye Parker property, South 36 degrees 50 minutes 48 seconds West for a distance of 110.63 feet to a 3/4" Pipe in the Northeasterly line of said Trice property; Thence, leaving said Lawrence Brumley and Faye Parker property and with said Trice property, North 53 degrees 07 minutes 34 seconds West for a distance of 380.47 feet to the point of beginning, containing 41,913. square feet or 0.962 acres, more or less.

Tract II: (0 Goodrich Ave. 070-09-0-117.00)

Beginning at an iron rod (new) in the Southeasterly unimproved right of way of Alpine Drive, being the most Northerly corner of the Frankie F. Fitzhugh, et al property (QC-00008534 0000032) and the most Northerly corner Tract 1 as described above, and the most Westerly corner of Lot 13 on the Map of Bordeauxmont (not of record), being located South 31 degrees 58 minutes 03 seconds East for a distance of 720.38 feet from a concrete NGS monument at the intersection of the Northwesterly right of way of said Alpine Avenue with the Southwesterly right of way of Cliff Drive; said rod also having Tennessee State Plane Coordinates of Northing 679519.86, Easting 1723433.03; Thence, leaving said Fitzhugh property and with the Southeasterly line of said Alpine Drive, North 38 degrees 30 minutes 00 seconds East for a distance of 70.00 feet to an iron rod (new), being the most westerly corner of the Frankie F. Fitzhugh, et al property (QC-00008534 0000032), said rod also being the most Westerly corner of Lot 12 on the Map of Bordeauxmont (not of record); Thence, leaving said right of way and with the Southwesterly line of said Lot 12, South 53 degrees 07 minutes 34 seconds East for a

distance of 277.00 feet to an iron rod (new) in the Northwesterly unimproved right of way of Goodrich Avenue (a 40 foot right of way); Thence, leaving said Lot 12 and with the Northwesterly right of way of said Goodrich Avenue, South 38 degrees 30 minutes 00 seconds West for a distance of 70.00 feet to an iron rod (new) in the Northeasterly Line of said Fitzhugh property, said pin also being at Southwesterly terminus of said Goodrich Avenue; Thence, leaving said Goodrich Avenue and with said Fitzhugh, North 53 degrees 07 minutes 34 seconds West for a distance of 277.00 feet to the point of beginning, and containing 19,382 square feet or 0.445 acres, more or less.

Tract III: (0 Goodrich Ave. 070-09-0-116.00)

Beginning at an iron rod (new) in the Southeasterly unimproved right-of-way of Alpine Drive (a 40 foot right of way), said rod being the most Northerly corner of Lot 13 and the most Westerly corner of Lot 12 on the Map of Bordeauxmont (not of record); said rod also being located South 30 degrees 21 minutes 03 seconds West for a distance of 686.16 feet from a concrete NGS monument at the intersection of the Northwesterly right of way of said Alpine Avenue with the Southwesterly right of way of Cliff Drive, said rod also having Tennessee State Plane Coordinates of Northing 679574.64, Easting 1723476.60; Thence, leaving said Lot 13 and with the Southeasterly line of said Alpine Drive North 38 degrees 30 minutes 00 seconds East for a distance of 70.00 feet to an iron rod (new), being the most Westerly corner of the David and Pamela Lovell, Tennessee Community Property (QC-20151215 0126036); Thence, leaving said right of way and with the Southwesterly lines of said Lovell property, the Charka Ki solving property (DB-20160404 0031967), the Oberia P. Campbell property (QC-20020618 0073773), and the Annex Group, LLC property (DB-201610110107246), South 53 degrees 07 minutes 34 seconds East for a distance of 277.00 feet to a point in the Northwesterly unimproved right of way of Goodrich Avenue (a 40 foot right of way), which bears North 35 degrees 05 minutes 30 seconds West for a distance of 0.92 feet from a capped iron rod (old) stamped Gregory 1331; Thence, leaving said Annex Group, LLC property and with the Southwesterly right of way of said Goodrich Avenue, South 38 degrees 30 minutes 00 seconds West for a distance of 70.00 feet to an iron rod (new), being the most Easterly corner of said Lot 13; Thence, leaving said right of way and with the common line of Lots 12 and 13, North 53 degrees 07 minutes 34 seconds West for a distance of 277.00 feet to the point of beginning, and containing 19,382 square feet or 0.445 acres, more or less.

Being a portion of the same property conveyed to E3 Construction Services, LLC, a Tennessee Limited Liability Company by Warranty deed from Cream City Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200504-0046488 Register's Office for Davidson County, Tennessee, dated May 01, 2020 and recorded on May 04, 2020.

Witness my/our hand(s) this the 29 day of November, 2021.

E3 Construction Services LLC

By: John H. Eldridge, III, Authorized Agent

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 AUTHORIZED AGENT of E3 Construction Services LLC, the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29 day of November, 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