QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 780799 DEEDQC
12/28/2021 03:39:14 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211228-0170766

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-E3-21-2600

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 20th DAY OF December 2021.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY AND RETURN:

Planters Bank, Inc.
400 Franklin Street
Clarksville, TN 37040

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
UP Partnership, GP, a Tennessee general partnership	New owner	
(NAME)	(NAME)	**092-06-0-578.00**
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, 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 **UP PARTNERSHIP, GP, A TENNESSEE GENERAL PARTNERSHIP** 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:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 2 and the easterly 5.5 feet of Lot No. 1 on the Plan of Buchi's Subdivision of Lot No. 20 on the Boyd McNairy Tract of record in Plat Book 421, Page 66, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 81 feet on the North side of Clifton Avenue or Pike and extends back 158 feet to an alley on which it measures 81 feet. Said part of Lot No. 1 fronts 5.5 feet on the North side of Clifton Avenue or Pike and extends back 158 feet to an alley on which it measures 5.5 feet.

Tract II:
Land in Davidson County, Tennessee, being the easterly 37.5 feet on the westerly 75.7 feet of Lot No. 1 on the Map of Buchi's Subdivision of Lot No. 20 on the Boyd McNairy Tract of record in Plat Book 421, Page 66, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 fronts 37.5 feet on the southerly side of Clifton Pike and runs back between parallel lines 158 feet to an alley.

Tract III:
Land in Davidson County, Tennessee, being the westerly 30 feet of Lot No. 1 on the Map of Buchi's Subdivision of Lot No. 20 on the Boyd McNairy Tract of record in Plat Book 421, Page 66, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 fronts on the northerly side of Clifton Pike and runs back between parallel lines, with the easterly margin of an alley, 158 feet to an alley in the rear.

Portion of Alley #940:
INCLUDED HEREWITH, in addition to the above described Tracts I-III, is a portion of Alley #940 right-of-way, abandoned by Ordinance of the Metropolitan Government of Nashville and Davidson County in Ordinance No. BL2018-1392.

Combined Description of Tract I, Tract II, Tract III and Abandoned Portion of Alley #940:
Being a tract of land in Nashville, Davidson County Tennessee, being Lots 1 & 2 on the Map of Buchi's Subdivision of Lot # 20 of the McNairy Subdivision, as of record in Book 421, Page 66, Register's Office for Davidson County, TN, and a portion of Alley # 940 as abandoned by Ordinance 2018-1392, and being more particularly described below;

Beginning at an 1/2" Iron Rod capped Elliott at the northwest intersection of Clifton Avenue (R.O.W. Varies) and 26th Avenue N. (50' R.O.W.);

Thence with said northern right-of-way of Clifton Avenue North 82 degrees 47 minutes 06 seconds West for a distance of 161.22 feet to an 1/2" Iron Rod capped Elliott at the northeast intersection of Clifton Avenue and Alley # 933 (16' R.O.W.);

Thence leaving said right-of-way of Clifton Avenue and with the eastern right-of-way of Alley # 933 North 10 degrees 59 minutes 42 seconds West for a distance of 166.42 feet to a point in the centerline of former Alley # 940;

Thence leaving said right-of-way of Alley # 933 and with said centerline of former Alley # 940 South 82 degrees 47 minutes 06 seconds East for a distance of 161.22 feet to a point on the western right-of-way of said 26th Avenue N.;

Thence leaving said centerline of former Alley # 940 and with the right-of-way of said 26th Avenue N. South 10 degrees 59 minutes 42 seconds East for a distance of 166.42 feet to the point of beginning;

Said tract herein described containing 25,486 square feet or 0.585 acres more or less; according to a boundary survey performed by Clint Elliott Survey dated 4-30-18, Jason A. Garrett TN RLS # 2861.

Being the same property conveyed to E3 Construction Services, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Hosea Temple No. 2 Second Cumberland Presbyterian Church of record in Instrument No. 20180607-0054789 Register's Office for Davidson County, Tennessee, dated May 31, 2018 and recorded on June 07, 2018.

Being the same property conveyed to E3 Construction Services, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Nick Dorroll of record in Instrument No. 20180607-0054791 Register's Office for Davidson County, Tennessee, dated June 1, 2018 and recorded on June 07, 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. 20180613-0056631, Register's Office for Davidson County, Tennessee, dated June 8, 2018 and recorded on June 13, 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. 20190719-0071000 Register's Office for Davidson County, Tennessee, dated July 18, 2019 and recorded on July 19, 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: **2600 Clifton Avenue, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 20 day of December, 2021.

E3 Construction Services, LLC, a Tennessee Limited Liability Company

BY: _____
John H. Eldridge, III
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, A TENNESSEE LIMITED LIABILITY COMPANY 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 20th of December, 2021.

_____
Notary Public
My Commission Expires: 1/3/22
(SEAL)

