QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 798587 DEEDQC
02/01/2022 02:50:04 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220201-0011743

B-PB-22-MONTICELLO

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 28th DAY OF January, 2022

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/09/2024

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Rudy Title and Escrow, LLC
2012 21st Ave. S.
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
E3 Construction Services, LLC, a Tennessee limited liability company	**New Owner**	
(NAME) **2804 Clifton Ave.**	(NAME)	**071 01 0 077.00 & 071 01 0 078.00**
(ADDRESS) **Nashville, TN 37209**	(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 BD CAPITAL, 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 SERVICES, 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:

O MONTICELLO DR., NASHVILLE, TN 37207

TRACT NO. 1:
BEING part of Lot No. 5 on the plan of E. C. Scruggs Subdivision, as of record in Plat Book 547, Page 179, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin set in the Northeasterly right of way, 25.0 feet from the centerline of Monticello Drive, the most Southern Corner of this tract, and being a corner to Willer Hall, et al., (DB 6163-549, RODCT); thence with the margin of said Drive North 52 deg. 47' 11" West 199.77 feet to a point; thence continuing with said drive and with a curve to the left, having a delta angle of 10 deg. 46'41", a radius of 515.22 feet, an arc length of 96.92 feet, and a chord bearing of North 58 deg. 10'32"West, 69.78 feet to an iron pin in the margin of said Drive; thence leaving said Drive, North 35 deg. 1927" East, 509. 14 feet to an iron pin in the line of Capital Properties (DB 6856-582, RODCT); thence with said Capital Properties line, South 83 deg. 43' 40" East, 360.00 feet to an iron pin, corner to said property and in the line of Anne Holiday Weatherford (DB 7107-568, RODCT); thence with said Weatherford line, South 16 deg. 38'07" East, 33.38 feet to an iron pin in the line of said Weatherford, a corner to said Hall; thence with Hall, South 39 deg. 10'42" West, 665.57 feet to the point of beginning, containing 4.35 acres, more or less.

NO. 2:
BEING part of Lot No. 6 on the plan of E. C. Scruggs Subdivision, as of record in Plat Book 547, Page 179, Register's Office for Davidson County, Tennessee. Said property is described as follows:

Beginning at an iron pin found, the most northwest corner of this tract, and a corner to Capitol Properties (deed book 6956, page 582); thence, with said property, South 83 degrees 43 minutes 40 seconds East 499.29 feet to an iron pin set in the line of said Capitol Properties; thence, South 35 degrees 19 minutes 27 seconds West 50.9.14 feet to an iron pin set in the right-of-way line and 25.0 feet north of the center line of Monticello Drive; thence, with said drive, and a curve to the left having a delta angle of 09 degrees 11 minutes 52 seconds, a radius of 515.22 feet, an arc length of 82.71 feet, and a chord of North 68 degrees 09 minutes 48 seconds West 82.62 feet to a point; thence, continuing with said drive, North 72 degrees 45 minutes 44 seconds West 99.51 feet to an iron pin set in the margin of said drive, and a Corner to Feigenbaum property (deed book 2692, page 233); thence leaving said drive and with the line of said Feigenbaum, North 39 degrees 04 minutes 00 seconds West 94.00 feet to a 14 inch Oak tree, corner to Feigenbaum, and in the line of said Capitol Properties; thence, North 04 degrees 55 minutes 59 seconds East 338.00 feet to the beginning, containing 3.58 acres more or less.

Being the same property conveyed to E3 Construction BD Capital LLC, a Limited Liability Company by deed from

HPA Investments, LLC, a Limited Liability Company of record in Instrument No. 20210401-0043280, 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: **0 Monticello Drive, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 18 day of January, 2022.

E3 Construction BD Capital LLC, a Tennessee limited liability company

BY: _____
John Eldridge
Sole Member

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 SOLE MEMBER of E3 CONSTRUCTION BD CAPITAL LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18 day of January, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

