# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 913745 DEEDQC
09/07/2022 03:00:58 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220907-0100391

B-E3-22-3000

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 31st DAY OF August, 2022

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-24

**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) |
|---|---|---|
| **Natasha Eldridge** | **NEW OWNER** | |
| (NAME) | (NAME) | **092-05-0-283.00** |
| **224 Callis Rd.** | | |
| (ADDRESS) | (ADDRESS) | |
| **Lebanon, TN 37090** | | |
| (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), by these presents do/does hereby convey, assign and quitclaim unto **NATASHA ELDRIDGE, A MARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 and 12 of Block 2 on the Plan of Fisk University Place of record in Book 421, Page(s) 4 and 5, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lots adjoin and front together 61 feet on the Northerly side of Clifton Pike and run back between lines 125 feet on the West line of Lot No. 12, and 119 feet on the East line of Lot No. 11, along the West margin of 32nd Avenue North, to an alley in the rear on which they measure 132 feet.

Included in the above description but excluded from this conveyance is the following: a triangular parcel fronting 12.29 feet on the South side of Alley No. 940, and 89.39 feet on the West side of 32nd Avenue North, and containing 0.01 acre.

Being the same property conveyed to UP Partnership, GP, a Tennessee General Partnership by Warranty Deed from James H. Cook and Essie M. Cook, husband and wife of record in Instrument No. 20190925-0097601 Register's Office for Davidson County, Tennessee, dated September 20, 2019 and recorded on September 25, 2019.

Being the same property conveyed to E3 Construction Services, LLC by Quitclaim Deed from Up Partnership, GP of record in Instrument No. 20200124-0008886 Register's Office for Davidson County, Tennessee, dated January 17, 2020 and recorded on January 24, 2020.

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: **3000 Clifton Avenue, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 31st day of August, 2022.

E3 Construction Services, LLC

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 , 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 31st day of August, 2022.

Notary Public

My Commission Expires:

RACHEL WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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