WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/03/2027
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1025302 DEEDWARR
07/12/2023 11 38 53 AM 2 pgs
Fees. $13 00 Taxes $1,480 00

20230712-0053374

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)
E3 Construction BD Capital, LLC	**NEW OWNER**	
(NAME)	(NAME)	
224 Callis Rd		**PORTION OF 070-09-0-114-00**
(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, **EKS PROPERTY MANAGEMENT, 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 BD CAPITAL, 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·

Situated in Davidson County, Tennessee, being Unit No(s) 1 and 2, on the Plan of Thirtyone-Seven Cliff Drive, a Horizontal Property Regime with Private Elements, as shown on that plan identified as Exhibit "B" Declaration of Covenants, Conditions, and Restrictions, of Thirtyone-Seven Cliff Drive, of record in Instrument No 20220610-0066171, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property forfeited to the State of Tennessee from Sylvester Mosley by Judgment of Forfeiture of record in Instrument Number 20220504-0051635, Register's Office for Davidson County, Tennessee, dated the 28th of October, 2020 and recorded the 4th of May, 2022

Being the same property conveyed to E3 Construction Services, LLC, a Tennessee Limited Liability Company by Warranty Deed from the State of Tennessee of record in Instrument Number 20220328-0035745, Register's Office for Davidson County, Tennessee, dated the 14th of April, 2021 and recorded the 28th of March, 2022

Being the same property conveyed to EKS Property Management, LLC, a Tennessee limited liability company by Warranty deed from E3 Construction Services, LLC, a Tennessee limited liability company of record as Instrument Number 20220523-0059278, Register's Office for Davidson County, Tennessee, dated May 6, 2022 and recorded on May 23, 2022

2023 Map/Parcel for Unit 1 070-09-3I-001 00CO
2023 Map/Parcel for Unit 2 070-09-3I-002 00CO

This conveyance is subject to
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3107 Cliff Drive, Nashville, Tennessee 37218-2817**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this the 5th DAY OF JULY, 2023

EKS Property Management, LLC, a Tennessee Limited Liability Company

BY _____
Ethan K Smith
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ETHAN K SMITH, 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 EKS PROPERTY MANAGEMENT, 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 5th of July, 2023.

_____
Notary Public
My Commission Expires _____
(SEAL)



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