QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1040486 DEEDQC
08/21/2023 11 34 17 AM 2 pgs
Fees. $12 00 Taxes $0.00

20230821-0064970

SG-BD-23-0-MASTER

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 10 DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

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)	**071010L04700CO** **071010L04800CO** **071010L04900CO** **071010L05000CO** **071010L05100CO** **071010L05200CO** **071010L05300CO** **071010L05400CO** **071010L05500CO** **071010L05600CO** **071010L05700CO** **071010L05800CO** **071010L05900CO** **071010L06000CO** **071010L06100CO** **071010L06200CO** **071010L06300CO** **071010L06400CO** **071010L06500CO** **071010L06600CO** **071010L06700CO** **071010L06800CO** **071010L06900CO** **071010L07000CO**
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), by these presents do/does hereby convey, assign and quitclaim unto **E3 CONSTRUCTION BD CAPITAL, LLC** 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 Units 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, and 70 as shown on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for Hidden Hills at North Pointe, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20230713-0053779, 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 part of the same property conveyed to E3 Construction Services, LLC, a Tennessee Limited Liability Company by Warranty deed from E3 Construction BD Capital, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220201-0011743 Register's Office for Davidson County, Tennessee, dated January 28, 2022 and recorded on February 1, 2022.

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, Units 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, and 70 Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 10th day of AUGUST, 2023.

E3 Construction Services, LLC

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 persons described in and who acknowledged themselves to be the MEMBER of E3 CONSTRUCTION SERVICES, LLC 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 10th of August, 2023

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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