Karen Johnson Davidson County
Batch# 1074445 DEEDQC
11/22/2023 09:59:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20231122-0090892

QUITCLAIM DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SG-E3-23-2501

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 21 DAY OF November, 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 Services LLC, A Tennessee Limited Liability Company	**SAME AS NEW OWNER**	**092100X00100CO** **092100X00200CO** **092100X00300CO** **092100X00400CO** **092100X00500CO** **092100X00600CO** **092100X00700CO** **092100X00800CO** **092100X00900CO** **092100X01000CO** **092100X01100CO** **092100X01200CO** **092100X01300CO** **092100X01400CO**
(NAME) **2804 Clifton Avenue,**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	**092100X04200CO** **092100X04300CO** **092100X04400CO** **092100X04500CO** **092100X04600CO** **092100X04700CO** **092100X04800CO** **092100X04900CO** **092100X05000CO** **092100X05100CO** **092100X05200CO** **092100X05300CO** **092100X05400CO** **092100X05500CO** **092100X90000CO (COMMON AREA)**
(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, **THE CONNECT AT CITY HEIGHTS, LLC,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **E3 Construction Services LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit Nos. 1 thru 14 AND Unit Nos. 42 thru 55 AND the Common Area, of The Connect at City Heights Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Connect at City Heights Townhomes, a Horizontal Property Regime, of record in Instrument Number 20231012-0079938, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "1.0" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to The Connect at City Heights, LLC, by Quitclaim Deed from E3 Construction Services, LLC, of record in Instrument No. 20210409-0047712 in the Register's Office of Davidson County, Tennessee, dated April 8, 2021, and recorded on April 9, 2021.

Being part of that 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. 20190408-0031383 in the Register's Office of Davidson County, Tennessee, dated April 5, 2019, and recorded on April 8, 2019. (to combine prior parcel 349.00 and abandoned portion of 25th Avenue North right-of-way with parcel 356.00)

Being part of that 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. 20180208-0012885 in the Register's Office of Davidson County, Tennessee, dated February 6, 2018, and recorded on February 8, 2018. (to combine prior parcel 414.00 with prior parcel 349.00)

Being part of that 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. 20180208-0012884 in the Register's Office of Davidson County, Tennessee, dated February 6, 2018, and recorded on February 8, 2018. (to combine prior parcel 359.00 with parcel 356.00)

Being part of the same property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company, by Warranty Deed from Joseph H. Bell and wife, Peggy Jane Bell and James E. Bell and wife, Virginia Cameron Bell, of record in Instrument No. 20180109-0002819 in the Register's Office of Davidson County, Tennessee, dated January 5, 2018, and recorded on January 9, 2018.

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 **unimproved** property known as: **2501 Clifton Ave, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 21 day of November, 2023.

The Connect at City Heights, LLC

BY: John H. Eldridge, III
ITS: 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 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 Sole Member of THE CONNECT AT CITY HEIGHTS, LLC, 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 21 day of November, 2023.

Notary Public

My Commission Expires: 11-3-25

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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