Karen Johnson Davidson County
Batch# 1131851 DEEDQC
05/07/2024 11:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240507-0033531

QUITCLAIM DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-BD-24-0-4

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 7 DAY OF May, 2024.

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	**New Owner**	
(NAME)	(NAME)	
2804 Clifton Ave,		Unit 13 M&P: 071010L01300CO Unit 14 M&P: 071010L01400CO Unit 15 M&P: 071010L01500CO Unit 16 M&P: 071010L01600CO Unit 17 M&P: 071010L01700CO Unit 18 M&P: 071010L01800CO Unit 19 M&P: 071010L01900CO Unit 20 M&P: 071010L02000CO Unit 21 M&P: 071010L02100CO Unit 22 M&P: 071010L02200CO Unit 23 M&P: 071010L02300CO Unit 24 M&P: 071010L02400CO Unit 25 M&P: 071010L02500CO Unit 26 M&P: 071010L02600CO Unit 27 M&P: 071010L02700CO Unit 28 M&P: 071010L02800CO Unit 29 M&P: 071010L02900CO Unit 30 M&P: 071010L03000CO Unit 37 M&P: 071010L03700CO Unit 38 M&P: 071010L03800CO Unit 39 M&P: 071010L03900CO Unit 40 M&P: 071010L04000CO Unit 41 M&P: 071010L04100CO Unit 42 M&P: 071010L04200CO Unit 43 M&P: 071010L04300CO Unit 44 M&P: 071010L04400CO Unit 45 M&P: 071010L04500CO Unit 46 M&P: 071010L04600CO
(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 BD CAPITAL LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

Land in Davidson County, Tennessee, being Units 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 37, 38, 39, 40, 41, 42, 43, 44, 45 & 46, 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.

Being part of the same property conveyed to E3 Construction BD Capital LLC, a Tennessee limited liability company by Quitclaim Deed from E3 Construction Services, LLC, of record in Instrument No. 20240228-0013631, in the Register's Office for Davidson County, Tennessee.

This is **unimproved** property known as: **820,822,824,826,828,900-906,908,910,912,914,916,918,920-925,941,943,945 & 947 Chloe Cir., Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 6th day of May, 2024.

E3 Construction BD Capital LLC, A Tennessee Limited Liability Company

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 person described in and who acknowledged himself/herself to be the MEMBER of E3 Construction BD Capital 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 7th day of May, 2024.

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

I, John Gleaves, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 7, 2024 (date of document).

Affiant Signature

Date: May 7, 2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 5-3-27

