This instrument prepared by and after recording return to:

Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Brian Boyd, Esq.

Karen Johnson Davidson County
Batch# 1189713 DEEDQC
10/03/2024 03:03:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241003-0076962

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
New Horizon Asset Manager, LLC 6100 Tower Circle, Suite 200 Franklin, Tennessee 37067	Same Address as New Owner.	See **Exhibit "A"** attached hereto and incorporated herein by reference

FOR AND IN CONSIDERATION of the sum of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **E3 CONSTRUCTION SERVICES, LLC** (hereinafter referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **NEW HORIZON ASSET MANAGER LLC** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on Exhibit "A" attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2024 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 3 day of October 2024.

GRANTOR:

E3 CONSTRUCTION SERVICES LLC

By: _____
Name: John H. Eldridge, III
Its: Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John H. Eldridge, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument as Authorized Representative of E3 Construction Services, LLC, for the purposes therein contained, and who further acknowledged that he is John H. Eldridge, III, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 3 day of October 2024.

My Commission Expires:
9-8-25

Samantha Birdsall
Notary Public

SAMANTHA BIRDSALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 3 day of October 2024.

Affiant

Samantha Birdsall
Notary Public

My Commission Expires: 9-8-25

SAMANTHA BIRDSALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

EXHIBIT "A"

LEGAL DESCRIPTION(S) OF THE PROPERTY

TRACT 1: 2110 Batavia St., Nashville, TN 37208

Parcel No. 09207018600

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of J. B. Davis Subdivision, of record in Plat Book 57, Page 96, and also shown on Plat Book 161, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to the Grantor herein by instrument of record at 20130628-0066419, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to E3 Construction Services, LLC, by Desperado Properties, LLC, by instrument of record at 20180725-0072701, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Jon Field, 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 **October 3, 2024** (date of document).

Jon Field

10/3/24
Date

STATE OF TENESSEE)
COUNTY OF DAVIDSON)

On 10/3/24, before me, the undersigned, personally appeared Jon Field, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 9-8-25

