Karen Johnson Davidson County
Batch# 525854 DEEDQC
12/07/2020 02:02:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201207-0141839

Commitment Number: 27393034
Seller's Loan Number: 7006094012

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Carl Wittenberg, 1037 Highland Cir., Madison, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
042 04 0 023.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

2B Investments, LLC A Tennessee Limited Liability Company, whose mailing address is **1360 Pond Creek Rd Ashland City, TN 37015**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Carl Wittenberg, married**, hereinafter grantee, whose tax mailing address is **1037 Highland Cir., Madison, TN 37115**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 1037 Highland Cir., Madison, TN 37115

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20171215-0127892 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 042 04 0 023.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 18 November, 2020:

HELEN F MACKEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/17/2023
SUMNER COUNTY

2B Investments, LLC A Tennessee Limited Liability Company

By: Carl Wittenberg

Name: _____

Its: member

STATE OF Tennessee
COUNTY OF Cheatham

The foregoing instrument was acknowledged before me on 18 November, 2020 by Carl Wittenberg its member on behalf of **2B Investments, LLC A Tennessee Limited Liability Company** who is personally known to me or has produced TN. D.L. as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

_____
Notary Public

HELEN F MACKEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/17/2023
SUMNER COUNTY

State of Tennessee
County of Cheatham

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 18 day of November, 2020.

Affiant

Carl Wittenberg
Print Name



(Seal)

Notary Public

My commission expires:

07/17/2023

Helen F. Mackey
Print Name



EXHIBIT A
(LEGAL DESCRIPTION)

BEING THE SOUTHEASTERLY PART OF LOT NO. 5 ON THE MAP OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF AMQUI, OF RECORD IN BOOK 421, PAGE 38, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF HIGHLAND CIRCLE, THE COMMON CORNER OF LOT NOS. 4 AND 5, THENCE WITH THE LINE BETWEEN SAID LOTS NORTH 5 DEGREES EAST 271 FEET TO A POINT IN THE SOUTH LINE OF THE PROPERTY CONVEYED TO B. F. FARRIS BY DEED OF RECORD IN BOOK 73, PAGE 366, SAID REGISTER'S OFFICE, THENCE ALONG FARRIS' SOUTHERLY LINE NORTHWESTERLY 80 FEET MORE OR LESS TO A POINT, THE NORTHEAST CORNER OF PROPERTY CONVEYED TO J. V. ELLIS AND WIFE, BY DEED OF RECORD IN BOOK 842, PAGE 14, SAID REGISTER'S OFFICE, THENCE ALONG ELLIS' EASTERLY LINE SOUTHERLY 311 FEET MORE OR LESS TO THE CENTER LINE OF THE HIGHLAND CIRCLE~ THENCE WITH THE CENTER LINE OF HIGHLAND CIRCLE EASTERLY 88 FEET TO THE POINT OF BEGINNING. BEING THE SAME PARCEL CONVEYED TO 2B INVESTMENTS,LLC A TENNESSEE LIMITED LIABILITY COMPANY FROM CARL WITTENBERG AND MARIA WITTENBERG, BY VIRTUE OF A DEED DATED 11/15/2017, RECORDED 12/15/2017, IN DEED INSTRUMENT NO. 20171215-0127892 COUNTY OF DAVIDSON, STATE OF TENNESSEE. COMMONLY KNOWN AS: 1037 HIGHLAND CIR, MADISON, TN, 37115

True Copy Cerification

I, Dona Bajet, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dona Bajet
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Dona Bajet, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries