Karen Johnson Davidson County
Batch# 607226 DEEDQC
04/06/2021 09:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210406-0044617

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
BCWJW, LLC 1835 E Hallandale Beach Blvd. Unit 351 Hallandale Beach, FL 33009	New Owner	132-15-0-042.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Barbara C. Weiss, married*,** by these presents do hereby quitclaim and convey unto, **BCWJW, LLC a Florida Limited Liability Company,** its successors, and assigns, her rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 92 on the plan of Section III - Revised, Southmeade, as of record in Book 2900, Page 124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

There is included in the above description but Expressly Excluded is that portion of land conveyed to the State of Tennessee, by deed of record in Book 10421, Page 225, and more particularly described as follows:

Beginning at a point on the west existing controlled access right of way line of Interstate Route 65, said point being on the common property line between Joseph E. Harris, et ux. and the grantors herein and located 150.48 feet left of Interstate Route 65 survey centerline station 199+45.17; thence with said common property line North 57 degrees 28 minutes 39 seconds West a distance of 53 feet, more or less, to a point located 199 feet, more or less, left of survey centerline station 199+67, more or less, said point being on the west proposed controlled access right of way line; thence with said proposed controlled access right of way line Northeasterly a distance of 233 feet, more or less, to a point located 163.49 feet left of survey centerline station 201+98.52, said point being on the common property line between James D. Frost, et ux. and the grantors herein; thence with said common property line North 85 degrees 05 minutes 09 seconds East a distance of 13 feet, more or less, to a point located 150.33 feet left of survey centerline station 202+01.57, said point being on the west existing controlled access right of way line of Interstate Route 65; thence with said existing controlled access right of way line Southwesterly a distance of 256.40 feet to the Point of Beginning and containing 0.186 acre, more or less.

Being the same property conveyed to Stephen A. Schuller and wife, Pamela M. Schuller by Warranty deed from Regina K. Jones, widow and single person of record in Book 7940, page 547, Register's Office for Davidson County, Tennessee, dated May 28, 1989 and recorded on September 18, 1989.

Being the same property conveyed to Music City Financial LLC by Warranty deed from Stephen A. Schuller and wife, Pamela M. Schuller of record in Instrument No. 20210129-0013589, Register's Office for Davidson County, Tennessee, dated January 28, 2021 and recorded on January 29, 2021.

Being the Same Property Conveyed to Barbara C. Weiss by Warranty deed from Music City Financial, LLC of record in Instrument No. 20210323-0037877, Register's Office for Davidson County, Tennessee, dated January 28, 2021 and recorded on March 23, 2021.

Being also known as 4424 Prescott Road Nashville, Tennessee 37204.

*This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

STATE OF ~~TENNESSEE~~ Florida mm
COUNTY OF ~~DAVIDSON~~ Miami-Dade mm

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 31st day of March, 2021.

Barbara Weiss
Affiant

My commission expires: 09/20/2024
(Affix Seal)

Mary Mercado
Notary Public - State of Florida
Mary Mercado

MARY MERCADO
Commission # HH 044288
Expires September 20, 2024
Bonded Thru Budget Notary Services

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 31 day of March, 2021.

Barbara Weiss
Barbara C. Weiss

STATE OF ~~TENNESSEE~~ Florida mm
COUNTY OF ~~DAVIDSON~~ Miami-Dade mm

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Barbara C. Weiss,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of March, 2021.

MARY MERCADO
Commission # HH 044288
Expires September 20, 2024
Bonded Thru Budget Notary Services

Mary Mercado
Notary Public - State of Florida
Mary Mercado

My Commission Expires: 09/20/2024

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022