Karen Johnson Davidson County
Batch# 623683 DEEDQC
04/27/2021 03:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210427-0056336

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 711 Lenox Avenue Miami Beach, FL 33139	New Owner	071-12-0-187.00

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, **Oneda Joy, LLC**, a **Florida Limited Liability Company,** by these presents do hereby quitclaim and convey unto **BCWJW LLC, a Florida Limited Liability Company,** its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Victory Heights Subdivision of record in Plat Book 1130, Page 97, 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 the same property conveyed to Scott C. Watkins and Beth K. Watkins, Husband and wife by Warranty deed from Vita Dennis, unmarried, and Christine E. Hastings, unmarried of record in Instrument No. 20151112-0115194 Register's Office for Davidson County, Tennessee, dated November 10, 2015 and recorded on November 12, 2015.

Being the same property conveyed to Oneda Joy, LLC, a Florida Limited Liability Company by Warranty deed from Scott C. Watkins and Beth K. Watkins, husband and wife of record in Instrument No. 20200304-0023562 Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 04, 2020.

Being also known as 725 Oneida Avenue Nashville, Tennessee 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
23rd day of April, 2021.

Affiant

My commission expires: (Affix Seal)

Notary Public

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 23rd day of April, 2021.

Oneda Joy, LLC

By: _____
Jonathan Weiss, Member

By: _____
Barbara Weiss, Member

STATE OF FLORIDA
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Weiss and Barbara Weiss with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Members of Oneda Joy, LLC, a Florida Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 23rd day of April, 2021.

Vladimir Gonzalez
Comm.#GG961455
Expires: Feb. 24, 2024
Bonded Thru Aaron Notary

_____
Notary Public

My Commission Expires: Feb 24, 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

