Karen Johnson Davidson County
Batch# 640404 DEEDQC
05/20/2021 08:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210520-0068317

QUITCLAIM DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carl Wittenberg	**Same**	**Tract 1: 096-06-0-069.00** **Tract 2: 134-13-0-233.00** **Tract 3: 081-06-0-379.00** **Tract 4: 095-05-0-010.00**
(NAME)	(NAME)	
1360 Pond Creek Rd.		
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015		
(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, **2B INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("GRANTOR") HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **CARL WITTENBERG, UNMARRIED** ("GRANTEE") HIS HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 27 ON THE PLAN OF DONELSON HEIGHTS OF RECORD IN PLAT BOOK 1424, PAGE 35, 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 2B INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM CARL WITTENBERG OF RECORD IN INSTRUMENT NO. 20180620-0059651 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 18, 2018 AND RECORDED ON JUNE 20, 2018. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $0.00.) BEING ALSO KNOWN AS 2846 SURREY RD, NASHVILLE, TENNESSEE 37210.

TRACT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 349 ON THE PLAN OF HILLROOK, SECTION 6 OF RECORD IN PLAT BOOK 4175, PAGE 7, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 349 FRONTS 103.0 FEET ON THE WESTERLY SIDE OF SHERMAN OAKS DRIVE AND EXTENDS BACK 134.8 FEET ON THE SOUTHERLY LINE AND 118.0 FEET ON THE NORTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 53.1 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO 2B INVESTMENTS, LLC BY WARRANTY DEED FROM JUAN CARLOS PENATE, AND FULGENCIO MANUEL PENATE OF RECORD IN INSTRUMENT NO. 20190829-0087443 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 15, 2019 AND RECORDED ON AUGUST 29, 2019. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $280,000.00.) BEING ALSO KNOWN AS 4911 SHERMAN OAKS DR NASHVILLE, TENNESSEE 37211.

TRACT 3:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTH PART OF LOT NO. 40 AND THE SOUTH PART OF THE EAST PART OF LOT NO. 39 ON THE PLAN OF THE SUBDIVISION OF LOT NO. 16 OF THE NICHOL PROPERTY, AS OF RECORD IN PLAN BOOK 2, PAGE 49, CHANCERY COURT AND DESCRIBED ACCORDING TO A SURVEY MADE BY WM. COLLIER PARRISH, ASSOCIATES, DATED JULY 18, 1963, AS FOLLOWS:

SAID PART OF LOTS ADJOIN AND FRONT TOGETHER 91.5 FEET ON THE NORTH SIDE OF SEIFRIED STREET, AND RUNS BACK BETWEEN PARALLEL LINES, ALONG THE WEST MARGIN OF 23RD AVENUE NORTH, 80 FEET MORE OR LESS TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO 2B INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM CARL WITTENBERG, A MARRIED MAN OF RECORD IN INSTRUMENT NO. 20181115-0112767 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 30, 2018 AND RECORDED ON NOVEMBER 15, 2018.

TRACT 4:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 48 ON THE PLAN OF DAHLIA GARDENS OF RECORD IN PLAT BOOK 2663, PAGE 93, 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 2B INVESTMENTS LLC A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM CARL WITTENBERG OF RECORD IN INSTRUMENT NO. 20171215-0127893 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 15, 2017 AND RECORDED ON DECEMBER 15, 2017. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $0.00.) BEING ALSO KNOWN AS 1915 DAHLIA CIRCLE NASHVILLE, TENNESSEE 37210.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

These are **improved** properties known as:

Tract 1: 2846 Surrey Road, Nashville, Tennessee 37210

Tract 2: 4911 Sherman Oaks Drive, Nashville, Tennessee 37211

Tract 3: 2001 23rd Avenue North, Nashville, Tennessee 37208

Tract 4: 1915 Dahlia Circle Nashville, Tennessee 37210

Witness our hands this the 19th day of May, 2021.

2B INVESTMENTS, LLC:

CARL WITTENBERG
SOLE MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 19th day of May 2021, before me personally appeared **CARL WITTENBERG,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **Sole Member** for **2B INVESTMENTS, LLC**, the within named bargainor, a **Tennessee Limited Liability Company**, and that he as such **Sole Member** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of May 2021.

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public

My Commission Expires:

True Copy Certification

I, John Gleaves, 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 Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY