Karen Johnson Davidson County
Batch# 717261 DEEDQC
09/15/2021 03:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210915-0124137

QUITCLAIM DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Rhonda Hawkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF Sept. 2021.

Notary Public

MY COMMISSION EXPIRES: 5.7.22
(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)
2B Investments, LLC	**Same**	**Tract 1: 095-05-0-010.00** **Tract 2: 042-04-0-023.00** **Tract 3: 081-06-0-379.00** **Tract 4: 134-13-0-233.00** **Tract 5: 052-06-0-105.00** **Tract 6: 096-06-0-069.00**
(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,

CARL WITTENBERG, UNMARRIED ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

2B INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

ITS HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT 1:

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 CARL WITTENBERG BY QUITCLAIM DEED FROM 2B INVESTMENTS, LLC A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO 20210520-006835, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. DATED MAY 20, 2021

TRACT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHEASTERLY PART OF LOT NO. 5 ON THE MAP OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF AMQUI OF RECORD IN PLAT BOOK 421, PAGE 38, IN THE 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 PROPERTY CONVEYED TO CARL WITTENBERG BY QUITCLAIM DEED FROM 2B INVESTMENTS, LLC A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO 20201207-0141839, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 CARL WITTENBERG BY QUITCLAIM DEED FROM 2B INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO 20210520-006835, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. DATED MAY 20, 2021

TRACT 4:

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 CARL WITTENBERG BY QUITCLAIM DEED FROM 2B INVESTMENTS, LLC A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO 20210520-006835, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. DATED MAY 20, 2021

TRACT 5:

LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF THE R. L. ALEXANDER TRACT OF 18.84 ACRES OF PART OF THE H. B. CHADWELL TRACT, AS OF RECORD IN BOOK 421, PAGE 61, REGISTER'S OFFICE FOR SAID COUNTY AND STATE, AND ACCORDING TO COPIES OF SURVEYS MADE BY H. GEE, SURVEYOR; DATED OCTOBER 24, 1963, NOVEMBER 18, 1963, AND FEBRUARY 20, 1964, IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF HOWSE AVENUE, SAID POINT BEING LOCATED 1,664 FEET, MORE OR LESS, FROM THE CENTER LINE OF NEELY'S BEND ROAD, AS MEASURED WITH SAID MARGIN; THENCE WITH SAID MARGIN OF HOWSE AVENUE, SOUTH 9 DEGREES 16 MINUTES WEST 110 FEET TO A POINT; THENCE LEAVING SAID MARGIN NORTH 80 DEGREES 44 MINUTES WEST 300 FEET TO A POINT; THENCE NORTH 9 DEGREES 16 MINUTES EAST 110 FEET TO A POINT; THENCE SOUTH 80 DEGREES 44 MINUTES EAST 300 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CARL WITTENBERG BY DEED FROM JONATHAN A. HOOPER AND HEATHER HOOPER, HUSBAND AND WIFE OF RECORD IN INSTRUMENT NO. 20210803-0104457, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 6:

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 CARL WITTENBERG BY QUITCLAIM DEED FROM 2B INVESTMENTS, LLC A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO 20210520-006835, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. DATED MAY 20, 2021

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: 1915 Dahlia Circle, Nashville, TN 37210
Tract 2: 1037 Highland Circle, Madison, Tennessee 37115
Tract 3: 2001 23rd Avenue North, Nashville, Tennessee 37208
Tract 4: 4911 Sherman Oaks Drive, Nashville, Tennessee 37211
Tract 5: 748 Howse Avenue, Madison, Tennessee 37115
Tract 6: 2846 Surrey Road, Nashville, Tennessee 37214

Witness our hands this the 9 day of SEPTEMBER, 2021.

CARL WITTENBERG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CARL WITTENBERG** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9 day of Sept, 2021.

Notary Public

My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

I, Ryan Terrell, 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 9/9/2021 (date of document).

Affiant Signature

Date 9/14/2021

State of TN

County of Davidson

Sworn to and subscribed before me this 14th day of Sept., 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2/26/2025

KAREN BOSWELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/26/2025
DICKSON COUNTY