Karen Johnson Davidson County
Batch# 766584 DEEDQC
12/03/2021 09:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211203-0160409

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:
Nashville Biza Holdings, LLC 711 Lenox Avenue Miami Beach, FL 33139	New Owner	119-11-0-018.00

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, **BWJW20, LLC, a Florida limited liability company,** by these presents does hereby quitclaim and convey unto **Nashville Biza Holdings, LLC, a Tennessee limited liability company,** its heirs, successors and assigns, all of its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 18, on the Plan of Laurel Acres Subdivision, of record in Book 2133, Page 48, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 18 fronts 121.01 feet on the Easterly margin of Mashburn Road and extends back 173.0 feet on the Southerly line and 171.7 feet on the Northerly line to a dead line in the rear, measuring 73.0 feet thereon.

Being the same property conveyed to BWJW20, LLC by Warranty deed from Maria Mercedes Ricalday of record in Instrument No. 20180410-0033558 Register's Office for Davidson County, Tennessee, dated March 30, 2018 and recorded on April 10, 2018.

Being also known as 2620 Mashburn Road, Nashville, Tennessee 37210.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
18th day of November, 2021.

Affiant

My commission expires: 3/6/24

(Affix Seal)

Notary Public

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 18th day of November, 2021.

BWJW20, LLC

By: _____

Barbara Weiss, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barbara Weiss, Authorized Member, 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 Authorized Member of BWJW20, 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 18th day of November, 2021.

_____
Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

Tennessee Certification of Electronic Document

I, Steven T. Mollis, 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 12/01/2021 ____ (date of document).

Affiant Signature

12/01/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 1st day of December, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025