Karen Johnson Davidson County
Batch# 888192 DEEDQC
07/13/2022 11:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220713-0080565

THIS INSTRUMENT PREPARED BY:

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

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
BCWJW, LLC 1835 E. Hallandale Beach Blvd., #351 Hallandale Beach, FL 33009	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, **NASHVILLE BIZA HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, by these presents does hereby quitclaim and convey unto **BCWJW, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, its successors and assigns, all their rights, 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. (Value of consideration shown in aforementioned deed $225,000.00.)

Being the same property conveyed to Nashville Biza Holdings, LLC , a Tennessee limited liability company by QuitClaim deed from BWJW20, LLC, a Florida limited liability company of record in Instrument No. 20211203-0160409 Register's Office for Davidson County, Tennessee, dated November 18, 2021 and recorded on December 03, 2021.

Being also known as: 2620 Mashburn Road, Nashville, TN 37210

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 8th day of July 2022.

Nashville Biza Holdings, LLC,
a Tennessee limited liability company

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, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Member of Nashville Biza Holdings, LLC, a Tennessee limited liability company, and that 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 8th day of July 2022.

Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
8th day of July 2022.

Affiant

My commission expires:

Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 13, 2022 ____ (date of document).

Affiant Signature

July 13, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

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

NOTARY'S SEAL