THIS INSTRUMENT PREPARED BY:

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

Karen Johnson Davidson County
Batch# 888214 DEEDQC
07/13/2022 12:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220713-0080592

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	094-01-0-112.02

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. 4 on the Plan of Resubdivision of Lot Nos 46, 47, 48 and 49, of N. H. Hobsons Sub of record in Plat Book 3500, Page 73, 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 Cornerstone Rentals, LLC by Warranty deed from Tasha Summers, unmarried of record in Instrument No. 20080123-0006868 Register's Office for Davidson County, Tennessee, dated January 17, 2008 and recorded on January 23, 2008. (Value of consideration shown in aforementioned deed $55,000.00.)

Being the same property conveyed to Nashville Biza Holdings, LLC, a Tennessee Limited Liability Company by Warranty deed from Cornerstone Rentals, LLC., a Tennessee Limited Liability Company of record in Instrument No. 20211117-0153360 Register's Office for Davidson County, Tennessee, dated November 04, 2021 and recorded on November 17, 2021.

Being also known as: 1105 Dew Street, Nashville, TN 37206

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:
(Affix Seal)

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

STATE OF TENNESSEE NOTARY PUBLIC

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025