Karen Johnson Davidson County
Batch# 888702 DEEDQC
07/14/2022 09:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220714-0080847

This Instrument is Prepared By:
Taylor M. Davidson, Esq.
Cobb Law Group, LP
131 Walton Ferry Road, Suite 11
Hendersonville, TN 37075
615-649-0049
No title search performed

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
3B Studios, LLC **4117 Gallatin Pk., Unit 105.,** **Nashville, TN 37216**	**3B Studios, LLC** **713 S. 15th. St.,** **Nashville, TN 37206**	**061 11 0B 002.00**

THIS INSTRUMENT, made and entered into this 13th day of July 2022, by and between **Bethany Moncel** *("Grantors")*, and **3B Studios, LLC, a Tennessee limited liability company,** *("Grantee")*;

FOR AND IN CONSIDERATION of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, the undersigned **BETHANY MONCEL,** Grantor, conveys and quitclaims all of their interest and all of their rights, title and interests, marital or otherwise, in and to the following parcel of described real estate, in Davidson County, State of Tennessee, to wit:

> Being Suite 2, on the plat of the Horizontal Property Regime of Inglewood Professional Park, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Inglewood Professional Park, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190529-0050927, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.
>
> Being the same property conveyed to Bethany Moncel, from Cobell Properties, LLC, a Tennessee limited liability company, by Warranty Deed dated November 15, 2021, and recorded November 24, 2021, of record in Instrument No. 20211124-0156136, Register's Office for Davidson County, Tennessee.
>
> Also being part of the same property conveyed to Cobell Properties, LLC, a Tennessee limited liability company, from Charlton Alan Woosley and Allyson B. Woosley, by Quitclaim Deed dated February 18, 2004, and recorded March 2, 2004, of record in Instrument No. 20040302-0023212, Register's Office for Davidson County, Tennessee.

This is improved property known as **4117 Gallatin Pike, Unit 105, Nashville, Tennessee 37216.**

And now, **BETHANY MONCEL,** for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey *all of* their property interest into **3B STUDIOS, LLC.** The same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantor, **BETHANY MONCEL,** has hereunto set her hand on this the 13 day of July 2022.

BETHANY MONCEL, *Grantor*

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **BETHANY MONCEL,** the Grantor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee this 13th day of July 2022.

Notary Public

My Commission Expires: 5/19/2026

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

STATE OF TENNESSEE)
COUNTY OF Sumner)

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for the transfer is $10.00.

Affiant/Grantee: **3B STUDIOS, LLC, *Grantee***

By: Bethany Moncel, *Member-Owner*

Subscribed and sworn to before me this 13 day of July 2022.

Notary Public

My Commission Expires: 5/19/2026

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

Tennessee Certification of Electronic Document

I, James W. Cobb, 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 7/13/2022 (date of document).

Affiant Signature

7/13/2022
Date

State of Tennessee

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 12-17-24

NOTARY'S SEAL

