Karen Johnson Davidson County
Batch# 984825 DEEDQC
03/27/2023 02:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230327-0022149

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:
BCWJW LLC 1835 East Hallandale Beach Boulevard #351 Hallandale Beach, FL 33009	New Owner	105-05-0-063.00

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 heirs, successors and assigns, all of its right, title and interest in and to the following described tract of land:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being the Northerly 51 feet of the Easterly 159.47 feet of Lot No. 65 in O. B. Hayes Plan of Large Lots, called "Rokeby", as of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee, and described to a copy of a survey thereof by Wm. Collier Parrish, Associates, Civil Engineers, dated July 16, 1956, as follows:

Beginning on the Westerly margin of 15th Avenue South, formerly Washington Street, on a line between Lots No. 61 and 65; thence with said line, Westerly 159.47 feet (158.6 feet F. M.); thence Southerly parallel with said Avenue, 51 feet; thence Easterly parallel with the first line, 159.47 feet (F. M. 159.3 feet) to the Westerly margin of said Avenue; thence with the Westerly margin of said Avenue, Northerly 51 feet to the beginning.

Being the same property conveyed to Mark Hanna McCann and wife, Quinetta E. McCann by Warranty deed from Realty Brokerage, Inc. of record in Book 2646, page 245, Register's Office for Davidson County, Tennessee, dated May 07, 1957 and recorded on May 09, 1957.

Being the same property conveyed to The Mark H. McCann, Sr. and Quinetta E. McCann Revocable Living Trust by Quit Claim deed from Mark H. McCann, Sr., aka Mark Hanna McCann and Quinetta E. McCann of record in Instrument No. Book 9641, Page 250 Register's Office for Davidson County, Tennessee, dated April 07, 1995 and recorded on April 10, 1995.

Quinetta E. McCann died on November 20, 2011, leaving Mark Hanna McCann as the surviving tenant by the entirety. The said Mark Hanna McCann died on January 10, 2020 and his estate is being probated in the Chancery Court for Davidson County, Tennessee, under Docket 20P195.

Revocation of the Mark H. McCann, Sr. Quinetta E. McCann Revocable Living Trust dated January 15, 2012 and recorded January 17, 2012 in Instrument No. 20120117-0004377, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to GardWill LLC, a Tennessee Limited Liability Company by Warranty deed from Mark H. McCann, Jr., Trustee of the Mark H. McCann, Sr. and Quinetta E. McCann Trust Agreement u/a/ April 7, 1995 of record in Instrument No. 20210728-0101488 Register's Office for Davidson County, Tennessee, dated July 26, 2021 and recorded on July 28, 2021.

Being the same property conveyed to Nashville Biza Holdings, LLC, a Tennessee limited liability company by Warranty Deed from GardWill LLC, a Tennessee limited liability company, dated October 25, 2021 and recorded November 3, 2021 of record in Instrument No. 20211103-0147392, Register's Office of Davidson County, Tennessee.

Being also known as 1715 15th Avenue South, Nashville, Tennessee 37212.

STATE OF FLORIDA
COUNTY OF Miami-Dade

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 24th day of March, 2023.

Barbara Weiss
Affiant

Notary Public

My commission expires:
(Affix Seal)
6/24/2025

Otto V Latimer Jr
Commission # HH 139323
Commission Expires 06-24-2025
Bonded Through - Cynanotary
Florida - Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 24th day of March, 2023.

Nashville Biza Holdings, LLC

By: Barbara Weiss
Barbara Weiss, Authorized Member

STATE OF FLORIDA
COUNTY OF Miami-Dade

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 24th day of March, 2023.

Notary Public

My Commission Expires: 6/24/2025

Otto V Latimer Jr
Commission # HH 139323
Commission Expires 06-24-2025
Bonded Through - Cynanotary
Florida - Notary Public

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 March 27, 2023 (date of document).

Affiant Signature

March 27, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 27th day of March, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023