Karen Johnson Davidson County
Batch# 986459 DEEDQC
03/29/2023 02:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230329-0022948

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group
204 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	059-09-0-167.00

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, **MUSIC CITY RENTAL 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. 233 on the Plan of Haynes Park Subdivision, Section 3 of record in Plat Book 4460, Page 185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 233 fronts 71 feet on the Northerly side of Kings Lane and runs back between lines 352.71 feet on the Easterly side and 357.41 feet on the Westerly side, to a line in the rear, on which it measures 103.70 feet thereon.

Being the same property conveyed to Onedajoy, LLC, a Florida Limited Liability Company by Warranty deed from W. Wright & Co., LLC of record in Instrument No. 20201020-0122327 Register's Office for Davidson County, Tennessee, dated October 16, 2020 and recorded on October 20, 2020.

Being the same property conveyed to Barbara C. Weiss, a married woman, his/her/heirs, successors and assigns by Quitclaim deed from Onedajoy, LLC, a Florida Limited Liability Company of record in Instrument No. 20210512-0063960 Register's Office for Davidson County, Tennessee, dated April 19, 2021 and recorded on May 12, 2021.

Being the same property conveyed to Music City Rental Holdings, LLC, a Tennessee limited liability company by Quitclaim deed from Barbara C. Weiss, a married woman of record in Instrument No. 20220310-0028001 Register's Office for Davidson County, Tennessee, dated February 16, 2022 and recorded on March 10, 2022.

Being also known as: 3300 Kings Lane, Nashville, TN 37218

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

Music City Rental Holdings, LLC,
a Tennessee limited liability company

Barbara Weiss, Sole 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 Sole Member of Music City Rental 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

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.

Affiant

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

Notary Public

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. 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 March 29, 2023 (date of document).

Affiant Signature

March 29, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 29th 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