Karen Johnson Davidson County
Batch# 1006346 DEEDQC
05/23/2023 09:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230523-0038647

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 E Hallandale Beach Blvd. #351 Hallandale Beach, FL 330099	New Owner	071 15 0 184.00

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, representatives, and assigns, its rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lots Nos. 233 and 234 on the Map of Highland Land Company's Subdivision as of record in Book 421, Page 14, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 233 and 234 adjoin and front together 50 feet on the Easterly side of Pennock Avenue, and run back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Nashville Biza Holdings, LLC, a Tennessee limited liability company by Warranty deed from Latrina M. Simmons, married of record in Instrument No. 20220429-0049890, Register's Office for Davidson County, Tennessee, dated April 21, 2022 and recorded on April 29, 2022.

This is improved property located at 1343 Pennock Avenue, Nashville, TN 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
19 day of May, 2023.

Affiant

My commission expires:

Notary Public

(Affix Seal)

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

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 18th day of May 2023.

Nashville Biza Holdings, LLC
A Tennessee limited liability company

Barbara Crosara Weiss
Managing Member

STATE OF FLORIDA
COUNTY OF Miami-Dade

Before me, Vladimir Gonzalez Notary Public of the state and county mentioned, personally appeared Barbara Crosara Weiss, Managing Member of Nashville Biza Holdings, LLC, a Tennessee limited liability company with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member of Nashville Biza Holdings, LLC the within named bargainor, a Tennessee Limited Liability Company, and that such Barbara Crosara Weiss, Managing Member of Nashville Biza Holdings, LLC as such Managing Member and executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal, at office in Miami, this 18th day of May, 2023.

Notary Signature

Printed Name: Vladimir Gonzalez

My commission expires: Feb 24, 2024

Vladimir Gonzalez
Comm.#GG961455
Expires: Feb. 24, 2024
Bonded Thru Aaron Notary

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 May 23, 2023 (date of document).

Affiant Signature

May 23, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 23rd day of May, 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