Karen Johnson Davidson County
Batch# 1006792 DEEDQC
05/23/2023 03:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230523-0038848

Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map & Parcel No.06-08-0-022.01

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E .

Affiant

Subscribed and sworn to before me this 4 day of May, 2023.

Notary Public

My Commission Expires: 5/9/2026

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION
BY: **Peter Weiss, Attorney**
Ortale Kelley Law Firm (#36238)
330 Commerce Street, Suite 110, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER(S):

CB CAPITAL LLC – SERIES B
(Name)

3212 West End Avenue, Suite 403
(Street Address)

Nashville, Tennessee 37203
(City) (State) (Zip)

SEND TAX BILLS TO:

NEW OWNER

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **CB Capital LLC, a Tennessee limited liability company,** hereinafter the **"Grantor"**, does hereby quitclaim and convey all of our right, title and interest to **CB Capital LLC-Series B,** hereinafter the **"Grantee"**, its successors and representatives, in and to that certain tract or parcel of land in Davidson County, Tennessee, more fully described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly 100 feet of the Northerly 200 feet of the Easterly 200 feet of Lot No. 4, on the Map of EA Lindsley Subdivision, of record in Plat Book 547, Page 144, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to CB Capital, LLC, a Tennessee limited liability company, by Warranty Deed from Natalie V. Timmons, an unmarried person, of record in Instrument No. 20230314-0018451, Register's Office for Davidson County, Tennessee.

Being improved property located at 3006A Hillside Road, Nashville, Tennessee 37207.

This conveyance is subject to all covenants, conditions, and restrictions of record.

Witness my hand this 4th day of May, 2023.

CB Capital LLC, a Tennessee limited liability company

By: _____
Michael D. Shmerling, Member

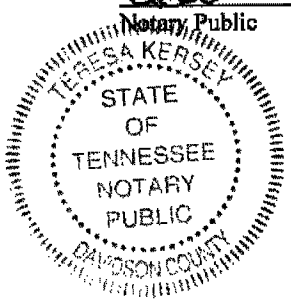
State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael D. Shmerling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged on his oath, himself to be a Member of CB Capital LLC, a Tennessee limited liability company, the bargainor, that he, as said officer, executed the within instrument by signing the name of the said limited liability company by himself, as said Member.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of May, 2023.

_____
Notary Public

My Commission Expires: 5/9/2026



Tennessee Certification of Electronic Document

I, April N. Bradley, 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 4, 2023. (Date of document)

April R Bradley
Affiant Signature

May 23, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 23rd day of May, 2023.

SR
Notary's Signature

My Commission Expires: _____

(*SEAL*)

