QUITCLAIM DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Y-5PR-24-708

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF July, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
2B Investments, LLC, a Tennessee limited liability company	**Same as New Owner**	
(NAME) **1360 Pond Creek Road,**	(NAME)	**051-03-0-032.00**
(ADDRESS) **Ashland City, TN 37015**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CARL WITTENBERG, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **2B INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND in Davidson County, Tennessee, being a part of the south part of Lot No 50 of Block "D" on the unrecorded Plan of Marthonna, and described as follows:

BEGINNING at an iron pin in the south margin of Vantrease Road, which is 150.6 feet east of a concrete monument set in the south margin of Vantrease Road, south of and opposite a concrete monument at the northeast intersection of Vantrease Road and Marthonna Road East, being the northeast corner of a lot that was conveyed to Mary E. Tudor by deed from R H Tudor and wife, of record in Book 2487, Page 441, Register's Office for said County, thence with the margin of Vantrease Road, South 87 degrees 25 minutes East 150.6 feet to an iron pin at the northwest corner of the lot that was conveyed to James N. McSwiney and wife, by deed from R. H. Tudor and wife, of record in Book 2145, Page 138, said Register's Office, thence with McSwiney's west line, South 2 degrees 40 minutes West 323.77 feet to a point, thence North 88 degrees 29 minutes West 150.6 feet to Mary E. Tudor's southeast corner, thence with her east line, North 2 degrees 40 minutes East 326.57 feet to the point of beginning.

Being the same property conveyed to Carl Wittenberg, a married man, as his sole and seaparate property by Warranty Deed from The Mohammad Anwar Living Trust Dated February 21, 2024 of record in Instrument No. 20240423-0029123, Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of the Grantor.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **708 Vantrease Rd, Madison, Tennessee 37115**.

Karen Johnson
Batch # 1160965
07/23/2024 12:10:33 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240723-0055385

Witness my/our hand(s) this the 19 day of July, 2024.

Carl Wittenberg

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARL WITTENBERG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 of July, 2024.

Nichole Daniel
Notary Public
My Commission Expires: July 7, 2025
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212