Karen Johnson
Batch # 1244270
03/07/2025 11 09 43 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250307-0017314

This instrument was prepared by:
James L. Weatherly, Jr.
Lewis Thomason, P.C.
424 Church Street
Suite 2500
Nashville, TN 37219-3318

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Dorothea Renee Aubochon Fawcett 6045 Pasquo Road Nashville, TN 37221	Same	105 14 0 080.00

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

Dorothea R. Fawcett
DOROTHEA RENEE AUBOCHON FAWCETT

SWORN TO AND SUBSCRIBED before me this 27 day of January 2025.

GRACE TOTA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC
My Commission Expires: 7/21/26

PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Final Decree of Divorce entered December 17, 2024, in the case of *Charles Walters Fawcett, III v. Dorothea Renee Aubochon Fawcett*, Docket Number 23D496, Third Circuit Court for Davidson County, Tennessee, Charles Walters Fawcett III has transferred, bargained and sold a portion of his marital interest in his membership/ownership of CBEE LLC, and by these presents does transfer, quitclaim, and convey unto the said Dorothea Renee Aubochon Fawcett, her heirs, successors, and assigns, all his right, title and interest and that of CBEE LLC in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 and the southerly 15 feet of Lot No. 5, Block 3 on the Plan of Subdivision of Blocks 1-2-3-4-5-6-7-8 in Yarbroughs Subdivision of Woodland, of record in Book 57, Page 155, Register's Office Davidson County, Tennessee, described as follows:

Said Lot No. 6 and part of Lot No. 5 front together 65 feet on the easterly side of 8th Avenue South, formerly Spruce Street, and runs back between parallel lines 165 feet (actual field measure being 156 feet), more or less, to an alley.

Being the same property conveyed to CBEE Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Celeste Krenz, of record in Instrument No. 20230105-0000858, in the Register's Office for Davidson County, Tennessee, dated December 16, 2022.

This conveyance is subject to:
- Taxes and assessments for the year 2024 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF SUBDIVISION OF BLOCKS 1-2-3-4-5-6-7-8 IN YARBROUGHS SUBDIVISION OF WOODLAND, as recorded in Book 57, Page 155.
- Easement and Encroachment Agreement of record in Instrument No. 20020715-0084682.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 2206 8th Avenue South, ~~Nashville~~, Tennessee 37204.

CHARLES WALTERS FAWCETT III
Individually and as the sole member of CBEE LLC

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, a Notary Public in and for said County and State, the within named Charles Walters Fawcett III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official ~~seal~~ at Brentwood, Tennessee, this 7th day of January 2025.

RUTH MEACHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires August 19, 2028

NOTARY PUBLIC
My Commission Expires: 08/19/28