QUITCLAIM DEED

Karen Johnson
Batch # 1267635
05/02/2025 10 44 47 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250502-0034086

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 29th DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2025

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)
Carl Wittenberg	**Same as New Owner**	
(NAME)	(NAME)	**051-03-0-032.00**
1360 Pond Creek Road,		
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015		
(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,**2B INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents does hereby convey, assign and quitclaim unto **CARL WITTENBERG, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY,** 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

Being the same property conveyed to 2B Investments, LLC, a Tennesse limited liability company by Quitclaim Deed from Carl Wittenberg, a married man, as his sole and separate property, dated July 19, 2024 and recorded July 23, 2024 in Instrument No 20240723-0055385, Register's Office of 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**

Witness my/our hand(s) this the 29 day of April, 2025

2B Investments, LLC, a Tennessee Limited Liability Compan

BY: _____

Carl Wittenberg, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carl Wittenberg to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Sole Member of 2B Investments, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he as such Sole Member executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 29 of April, 2025

_____
Notary Public
My Commission Expires 11-3-25
(SEAL)



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