Karen Johnson Davidson County
Batch# 1269187 DEEDQC
05/06/2025 10:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250506-0035206

QUITCLAIM DEED

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 8th DAY OF April, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE WOODALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 6-8-2025

Y-CW-25-708

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	**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,**CARL WITTENBERG, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY,** hereinafter called the Grantor(s), by these presents 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 Quitclaim Deed of record in Instrument No. 20250502-0034086, 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**.

Witness our hands this the 29 day of April, 2025.

CARL WITTENBERG

STATE OF TN)
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 executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 11-3-25

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Stephanie Woodall, 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 April 29,2025 (date of document).

Stephanie Woodall
Affiant Signature

Date April 29,2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th day of April, 2025.

Melissa Jansen
Notary's Signature

My Commission Expires: _____

