AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Dr
Moon Township, PA 15108
File No. 3521642-6

Karen Johnson Davidson County
Batch# 1362717 DEEDQC
12/30/2025 09:08:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251230-0103321

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 052 06 0 105.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 10 day of June, 2025, by and between **Carl Wittenberg, a married man,** residing at 1360 Pond Creek Road, Ashland City, TN 37015, hereinafter referred to as Grantor(s) and **2B Investments, LLC, a Tennessee Limited Liability Company,** located at 748 Howse Avenue, Nashville, TN 37115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 748 Howse Avenue, Nashville, TN 37115

Being the same property conveyed to the Grantor(s) in a Deed recorded on _____ under Instrument Number 202512300103319 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Carl Wittenberg

Maria Wittenberg

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Carl Wittenberg ~~and Maria Wittenberg,~~** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Ashland City, this 10 day of June, 20 25.

Notary Public

My Commission expires: 1/22/29

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Carl Wittenberg

STATE OF Tennessee
COUNTY OF Cheatham

Subscribed and sworn to before me this 10 day of June, 2025.

Notary Public
My Commission Expires: 1/22/29

Name and address for person(s) responsible for taxes:

2B Investments, LLC
748 Howse Avenue
Nashville, TN 37115

Name and address of property owner:

2B Investments, LLC
748 Howse Avenue
Nashville, TN 37115

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MORTGAGE CONNECT

Exhibit A
Legal Description

Land in the 11th Civil District of Davidson County, Tennessee, being a part of the R. L. Alexander Tract of 18.84 acres of part of the H. B. Chadwell Tract, as of record in Book 421, Page 61, Register's Office for said County and State, and according to copies of surveys made by H. Gee, Surveyor; dated October 24,1963, November 18, 1963, and February 20, 1964, is described as follows:

Beginning at a point in the Westerly Margin of Howse Avenue, said point being located 1,664 feet, more or less, from the center line of Neely's Bend Road, as measured with said margin; thence with said margin of Howse Avenue, South 9 deg 16' West 110 Feet to a point; thence leaving said margin North 80 deg 44' west 300 feet to a point; thence North 9 deg 16' East 110 feet to a point; thence South 80 deg 44' East 300 feet to the point of beginning.

Being the same property as conveyed from Carl Wittenberg, unmarried to 2B Investments, LLC, a Tennessee Limited Liability Company as set forth in Deed Instrument #20210915-0124137 dated 09/09/2021, recorded 09/15/2021, DAVIDSON County, TENNESSEE.

Parcel ID: 052 06 0 105.00

Tennessee Certification of Electronic Document

I, Charla Heiser, 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 June 10, 2025.

Charla Heiser
Affiant Signature

6/12/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 12th day of June 2025.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Trevor C Barker, Notary Public
Allegheny County
My Commission Expires July 10, 2027
Commission Number 1434085

3521642
Deed