Karen Johnson Davidson County
Batch# 1395307 DEEDQC
03/20/2026 09:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260320-0022224

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 16TH DAY OF MARSCH, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

Y-BMC-26-4911

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & 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)	**134-13-0-233.00**
4911 Sherman Oaks Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 do/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 Lot No. 349 on the Plan of Hillbrook, Section 6 of record in Plat Book 4175, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 349 fronts 103.0 feet on the Westerly side of Sherman Oaks Drive and extends back 134.8 feet on the Southerly line and 118.0 feet on the Northerly line to a dead line in the rear measuring 53.1 feet thereon.

Being the same property conveyed to 2B Investments, LLC by Warranty Deed from Juan Carlos Penate and Fulgencio Manuel Penate of record in Instrument No. 20190829-0087443 Register's Office for Davidson County, Tennessee, dated August 15, 2019 and recorded on August 29, 2019.

Being a portion of the same property conveyed to Carl Wittenberg, unmarried by Quitclaim Deed from 2B Investments, LLC, A Tennessee limited liability company of record in Instrument No. 20210520-0068317 Register's Office for Davidson County, Tennessee, dated May 19, 2021 and recorded on May 20, 2021.

Scrivener's Affidavit to correct legal description filed in Instrument Number 20260316-0020323.

Being a portion of the same property conveyed to 2B Investments, LLC, A Tennessee limited liability company by Quitclaim Deed from Carl Wittenberg, unmarried of record in Instrument No. 20210915-0124137 Register's Office for Davidson County, Tennessee, dated September 9, 2021 and recorded on September 15, 2021.

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: **4911 Sherman Oaks Drive, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 16th day of March, 2026.

2B Investments, LLC

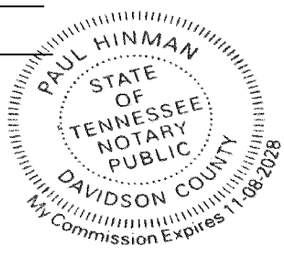
BY: _____
Carl Wittenberg, Sole Member

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/herself to be the Sole Member of 2B INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of March, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

CERTIFICATE OF AUTHENTICITY

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 **03/16/2026**.

Date

Stephanie Woodall

Affiant Signature

03/16/2026

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **16th** day of **March**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

