QUITCLAIM DEED

Karen Johnson
Batch # 1410545
04/23/2026 03:24:19 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260423-0034585

Y-BMC-26-4911

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-07-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2026.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 5/7/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & RETURN TO

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)	**134-13-0-233.00**
1360 Pond Creek Rd,		
(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 do/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 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.

Being a portion of the same property conveyed to Carl Wittenberg, a married man by Quitclaim Deed from 2B Investments, LLC, A Tennessee limited liability company of record in Instrument No. 20260320-0022224, Register's Office for Davidson County, Tennessee, dated March 16, 2026 and recorded on March 20, 2026.

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.

Carl Wittenberg

STATE OF TENNESSEE
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/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____
(SEAL)

