Karen Johnson Davidson County
Batch# 575908 DEEDQC
02/23/2021 02:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210223-0022283

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Jon Adkins, Christine Adkins &		
Laney Adkins	New Owners	
9504 Edenbrook Court		No. 118-7/170
Brentwood, TN 37027		

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, and other good and value consideration, Sunvertibles, LLC, a Tennessee Limited Liability Company, with full power to mortgage, convey or encumber without joinder of any beneficiary (hereinafter referred to as the "Grantor") does hereby quitclaim, and convey unto Jon Adkins and wife, Christine Adkins, and Laney Adkins, as joint tenants with right of survivorship, (hereinafter referred to as the "Grantees") all of Grantor's interest in the following described parcel of real estate located in Davidson County, Tennessee.

Being Lot. No. 22, Block "D", on the Plan of Berry Hill Gardens Subdivision, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot. No. 22 fronts 75 feet on the westerly side of Columbine Place and extends back between parallel lines 131.8 feet to a dead line.

Being the same property conveyed to Sunvertibles, LLC, by Special Warranty Deed from Columbine Partners, a Tennessee Limited Liability Company, of record in instrument No. 20150318-0023245, Register's Office for Davidson County.

This is improved real property commonly known as 2809 Columbine Place, Nashville, Tennessee 37204.

(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 1st day of January, 2021.)
( )
( )
(Notary Public)
(My Commission Expires: May 3, 2021)
( )

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 1st day of January, 2021.

Sunvertibles, LLC

By: Jon Adkins
Title: Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared, **Jon Adkins,** Managing Member **of Sunvertibles, LLC,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member of Sunvertibles, LLC, and as such Managing Member acknowledged the he is authorized to execute the foregoing instrument on behalf of Sunvertibles, LLC the within named bargainor, a limited liability company, and that he as such Managing Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Managing Member

Witness my hand and official seal at Nashville, Tennessee, this 1st day of January, 2021.

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021

My Commission Expires: May 7, 2024

Tennessee Certification of Electronic Document

I, Robert J. Notestine III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Trent North Notestine, a notary public for this county and state,
Notary's Name

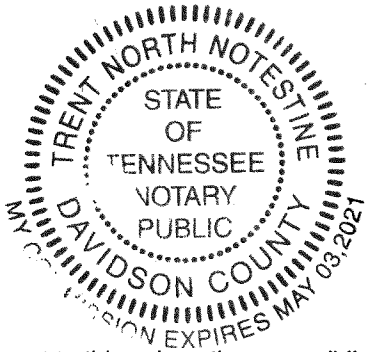
Robert J. Notestine, III, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 05/03/2021

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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