Karen Johnson Davidson County
Batch# 795808 DEEDQC
01/26/2022 03:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220126-0009639

Prepared by/Return to: Mark B. Leedom, Esq. 636 Grassmere Park Drive Suite 130B Nashville, TN 37211	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 18th day of January, 2022. Notary Public My commission expires: 10/21/2024 KRISTEN M. TRAMM Notary Public At Large SUMNER COUNTY, TENN.

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Dakota Management, LLC	**New Owner**	**082-08-0-343.00**
3376 William Bailey Drive		
Nashville, TN 37027		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, AMBER ADKERSON, Unmarried, GRANTOR(S)", by these presents, does hereby quitclaim and convey unto DAKOTA MANAGEMENT, LLC, a Wyoming limited liability company, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of House and Simonton's Subdivision of Lots 1 to 16 inclusive in Stratton and Seymour's Addition to Edgefield, of record in Plat Book 57, Page 137, Register's Office of said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Amber Adkerson, unmarried, by Warranty Deed from Earline Partee Henderson, Ricole K. Martin, Daphne Partee, Latonia Britt, Keith Roland, Deborah Roland, William Roland, Culous L. Brown, Roy Douglas Brown, Jr., James Jeryl Brown, Stephanie Dowdy, and Melvin Brown, heirs of William Charles Brown, dated 11/6/19 of record in Instrument No. 20191114-0117689, Register's Office of Davidson, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

This is improved property bearing the street address of 942 Maxwell Avenue, Nashville, TN 37206.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 18 day of January, 2022.

Amber Adkerson
AMBER ADKERSON

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Amber Adkerson, the within named Grantor(s), 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 official seal at office this 19th day of January, 2022.

My commission expires: 10/21/2024

NOTARY PUBLIC

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

202201260009639

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/18/2022 ~~1/8/2022~~ (date of document).

Jennifer Russell
Affiant Signature

1/18/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

