Karen Johnson Davidson County
Batch# 1060724 DEEDQC
10/16/2023 09:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231016-0080722

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:
The Dakota House, LLC
3900 Nebraska Ave.
Nashville, TN 37209

Send Tax Bills To:
same

Map/Parcel Number:
104 01 0 063.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Joann Rae Reynolds, attorney-in-fact for Richard Larry Reynolds (the "Grantor"), does hereby quitclaim, transfer and convey all of the Grantor's right, title and interest in and to the following described property to The Dakota House, LLC, a Tennessee limited liability company (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

LAND in Davidson County, Tennessee, being the westerly part of Lot No. 10 on the Plan of Westdale Subdivision, of record in Book 547, page 50, Register's Office for Davidson County, Tennessee, described as follows:

SAID westerly part of Lot No. 10 fronts 137 feet, more or less, on the northerly margin of Chamberlin Street (now Dakota Avenue) and runs back 66 feet, more or less, on the easterly and westerly lines, to a line in the rear measuring 137 feet, more or less, thereon.

BEING the same property conveyed to Richard Reynolds (also known as Richard Larry Reynolds), by Deed from William Edward Ehrich and Catherine Anne Porter dated April 16, 1984, of record in Book 6289, page 195, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 3703 Dakota Avenue, Nashville, Tennessee 37209.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 12th day of October, 2023.

GRANTOR:

Richard Larry Reynolds by Joann Rae Reynolds POA

Richard Larry Reynolds, by: Joann Rae Reynolds, attorney-in-fact for Richard Larry Reynolds pursuant to Durable Power of Attorney of record at Instrument No. 20230703-0050446, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Joann Rae Reynolds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for Richard Larry Reynolds, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as Attorney-in-Fact for Richard Larry Reynolds.

WITNESS my hand and seal at office in Nashville, Tennessee, this 12th day of October, 2023.

Carla L. Lovell

Notary Public

My Commission Expires: 7-9-2024

CARLA L. LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 09, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero dollars ($0.00).

Joann Rae Reynolds

Joann Rae Reynolds, Affiant

Subscribed and sworn to before me this 12th day of October, 2023.

Carla L Lovell

Notary Public

My Commission Expires: 7-9-2024

CARLA L. LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 09, 2024

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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 Oct 12, _____, 2023(date of document).

Carla L Lovell

Carla L. Lovell

Oct 12, 2023

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13 day of October, 2023.

Erica L Martin

Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

08647\001\4206391.v2