Karen Johnson Davidson County
Batch# 1108812 DEEDQC
03/07/2024 03:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240307-0016043

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

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Richard Larry Reynolds Estate Joann Rae Reynolds, Executor 3900 Nebraska Ave. Nashville, TN 37209	same	104 01 0 063.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, The Dakota House, LLC, a Tennessee limited liability company (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 Joann Rae Reynolds, Executor for the Richard Larry Reynolds Estate at Docket No. 23P2167 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (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 The Dakota House, LLC, a Tennessee limited liability company, by Quitclaim Deed from Richard Larry Reynolds by and through Joann Rae Reynolds, attorney-in-fact, dated October 12, 2023, of record at Instrument No. 20231016-0080722, 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 _____ day of March, 2024.

GRANTOR:

THE DAKOTA HOUSE, LLC
a Tennessee limited liability company

Joann Rae Reynolds

Joann Rae Reynolds, Manger

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 Manager of The Dakota House, LLC, the within named bargainor, and that she as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as Manager for The Dakota House, LLC.

WITNESS my hand and seal at office in Nashville, Tennessee, this 6th day of March, 2024.

Carla L Lovell

Notary Public

My Commission Expires: 7-9-2024

CARLA LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Carla L. Lovell
My Commission Expires
July 09, 2024
STATE OF TENNESSEE

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 6th day of March, 2024.

Carla L Lovell

Notary Public

My Commission Expires: 7-9-2024

CARLA LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Carla L. Lovell
My Commission Expires
July 09, 2024
STATE OF TENNESSEE

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 March 6, 2024 (date of document).

Carla L Lovell
Carla L. Lovell

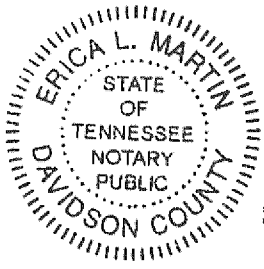
March 7, 2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7 day of March, 2024.

Erica L Martin
Notary Public

My Commission Expires: 07-07-2025



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