Karen Johnson Davidson County
Batch# 1208049 DEEDQC
11/22/2024 03:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241122-0091640

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is $10.00. This is an exempt transfer.
MUSIC CITY ESTATE LAW **1650 MURFREESBORO ROAD** **SUITE 130** **FRANKLIN, TN 37067** **(615) 628-7775** JUSTIN GILBERT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON	Affiant Subscribed and sworn to before me, this 1st day of November 2024. Notary public My commission Expires: 05/20/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Dakota Investments, LLC 4704 Dakota Avenue Nashville, TN 37209	Dakota Investments, LLC 4704 Dakota Avenue Nashville, TN 37209	091 15 0 362.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Landon Austin, an unmarried man, does hereby quitclaim, transfer and convey unto Dakota Investments, LLC, a Tennessee Limited Liability Company, all of the right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

A certain tract of land in Davidson County, Tennessee, being Lot No. 605 of Block 28 in Charlotte Park Company's First Addition to Nashville, as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

For reference: Said Lot No. 605 fronts 50 feet on the northerly side of Dakota Avenue, formerly 4th Avenue, and runs back between parallel lines 150 feet to the alley.

Being the same property conveyed to Landon Austin, an unmarried man, from Build Nashville, LLC, a Tennessee limited liability company, by Warranty Deed dated June 3, 2022, and recorded

on June 13, 2022, as Document No. 20220613-0066726, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 4704 Dakota Avenue, Nashville, Tennessee 37209

Witness my hand this 1st day of November 2024.

Landon Austin, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Landon Austin, as Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, November 1, 2024.

[Seal]



Justin Gilbert, Notary Public
My commission expires: May 20, 2025

CERTIFICATE OF AUTHENTICITY

I, Rachel St. Pierre, do hereby make oath that I am 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 November 1, 2024.

Rachel St. Pierre

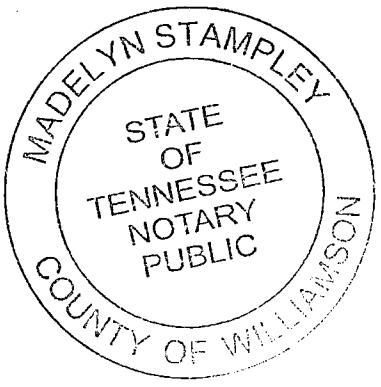
Name: Rachel St. Pierre
Date: November 22, 2024

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The foregoing Certificate of Authenticity was acknowledged before me by Madelyn Stampley, Notary Public, on November 22, 2024.

Witness my hand and official seal.

[Seal]



Madelyn Stampley

Madelyn Stampley, Notary Public
My commission expires: 10/26/2025