Karen Johnson Davidson County
Batch# 1208049 DEEDQC
11/22/2024 03:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241122-0091641

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

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

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $10.00. This is an exempt transfer.

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	Map: 09I-07-4T Parcel: 002.00-CO

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, unmarried, 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:

Land in Davidson County, Tennessee, being Unit B on the Plan of Homes At 4914 Kentucky Avenue, A Horizontal Property Regime With Private Elements of record in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20191107-00114996, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Landon Austin, unmarried, and Anna Marie Austin, Married, as joint Tenants with rights of survivorship, by Warranty Deed dated September 30, 2020, and recorded on October 5, 2020, as Document No. 20201005-0114922, 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: 4916 Kentucky Avenue, Nashville, Tennessee 37209

Witness my hand this 1st day of November 2024.

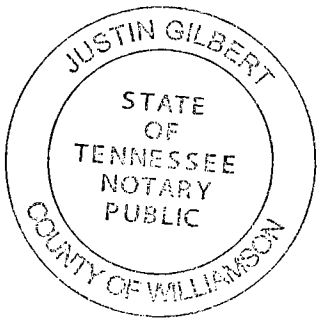
Landon Austin, Grantor

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

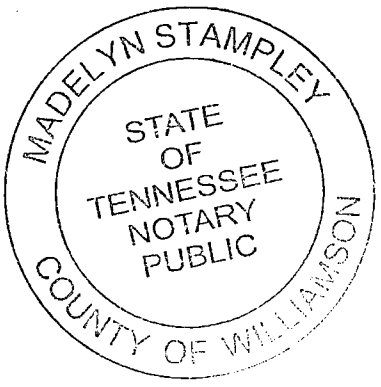
Name: Rachel St. Pierre
Date: November 22, 2024

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