Name and Address of New Owner:
Dakota Capital Properties, LLC
1118 Litton Ave., Apt. 320
Nashville, TN 37216
Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 537019 DEEDWARR
12/17/2020 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $466.20
20201217-0149350

Map & Parcel No: 051-08-0-137.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Wayne Stevens, Trustee for 219 E. Due West Avenue Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dakota Capital Properties, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Montague Subdivision of the Gallatin Pike of record in Plat Book 421, Page 129, in the Register's Office for Said County, and described partly according to a copy of a survey thereof by Anderson & Gee, Surveyors, March 22, 1946, as follows:
>
> Beginning at a point in the North Margin of Due West Avenue, 125 feet East of the Southwest corner of Lot No. 10; thence North 5 degrees 15 seconds East 200 feet to a point; thence South 87 degrees East 50 feet to a point; thence South 5 degrees 15 seconds West 200 feet to an iron pin in the North margin of Due West Avenue; thence with the margin of the same, North 87 degrees West 50 feet to the beginning.
>
> Being the same property conveyed to Wayne Stevens, Trustee for 219 E. Due West Avenue Trust, by Warranty deed from Mary K. Spiker, unmarried, of record in Book 11609, page 535, Register's Office for Davidson County, Tennessee, dated July 09, 1999 and recorded on August 06, 1999. (Value or consideration shown in aforementioned deed $50,400.00.)
>
> Being also known as 219 East Due West Avenue Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of December, 2020.

The 219 E Due West Avenue Trust

By: _____
Wayne Stevens, Trustee

State of Tennessee
County of Davidson

Before me, Steven P. Disser of the state and county mentioned, personally appeared Wayne Stevens, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theTrustee of The 219 E Due West Avenue Trust, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 9th day of December, 2020.

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary's Signature
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $126,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____ 12-9-2020
(Affiant)

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this
9th day of December, 2020.

_____
Notary Public
My commission expires: 3/8/21
File No. 2020-1238

Certificate of Authenticity

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON