Karen Johnson Davidson County
Batch# 680138 DEEDWARR
07/20/2021 01:22:30 PM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20210720-0097357

Name and Address of New Owner:
Darian Trammel and Paul Hughes
219 East Due West Avenue
Nashville, TN 37115

Send Tax Bills To:
Darian Trammel and Paul Hughes

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 05108013700

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, **Dakota Capital Properties, LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Darian Trammel, unmarried woman, and Paul Hughes, unmarried man, tenants in common with right of survivorship,** "the Grantees," 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 Davidson County, Tennessee. 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 Dakota Capital Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Wayne Stevens, Trustee for 2019 E. Due West Avenue Trust, recorded on December 17, 2020, of record in Instrument No. 20201217-0149350, Register's Office for Davidson County, TN.

Being the same property conveyed to Wayne Stevens, Trustee for 219 E. Due West Avenue Trust, by Warranty Deed from Mary K. Spiker, unmarried, recorded on August 6, 1999, of record in Book 11609, Page 535, Register's Office for Davidson County, TN.

This is improved property known as 219 E. Due West Ave., Nashville, TN 37115.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 6th day of July, 2021.

Dakota Capital Properties, LLC, a Limited Liability Company

By: _____(SEAL)
Logan Pulliza, Authorized Agent

By: _____(SEAL)
Austin Campbell, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sasha Qualkenbush of the state and county mentioned, personally appeared Logan Pulliza, 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 Authorized Agent of Dakota Capital Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Logan Pulliza as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, this 6th day of July, 2021.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

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 $285,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 6th day of July, 2021.

_____
Notary Public
My commission expires:_____
File No. 2021-2662

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sasha Qualkenbush of the state and county mentioned, personally appeared Austin Campbell, 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 Authorized Agent of Dakota Capital Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Austin Campbell as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, this 6th day of July, 2021.

Notary Signature

Printed Name:

My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do 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 July 7, 2021.

J. Carlton Drumwright

July 7, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 7, 2021.

Notary

My Commission Expires: 12/18/22

