Name and Address of New Owner:
Jillian Christine Klasik
312 Rebecca St.
Nashville TN 37216
Send Tax Bills To:
New owner

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 072 11 0 360.00

Karen Johnson Davidson County
Batch# 845782 DEEDWARR
04/26/2022 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220426-0047893

# 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 Tennessee limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jillian Christine Klasik, an unmarried woman and Frank Pulliza, a married man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING LOT NO. 15 AND 16 ON THE PLAN OF MOORE'S SUBDIVISION OF LOT 10 OF THE MAXEY LANDS OF RECORD IN PLAT BOOK 57, PAGE 109, 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 Dakota Capital Properties LLC, a Limited Liability Company by Warranty Deed from Peggie L. Brown, unmarried of record as Instrument No. 20210603-0074832 in the Register's Office for Davidson County, Tennessee, dated May 28, 2021 and recorded on June 3, 2021.

Also being the same property conveyed to Peggie L. Brown, unmarried by Warranty Deed from Minnie R. Brown, unmarried of record as Instrument No. 20080623-0064449 in the Register's Office for Davidson County, Tennessee, dated June 17, 2008 and recorded on June 23, 2008.

Being also known as 312 Rebecca Street, Nashville, TN 37216 / Parcel No. 072-11-0-360-00

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 1st day of April, 2022.

Dakota Capital Properties LLC

By: _____
Logan Dakota Pulliza, Member

By: _____
Jeremy Austin Campbell, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Logan Dakota Pulliza and Jeremy Austin Campbell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Members of Dakota Capital Properties LLC, the within named bargainor, and as such Members being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Dakota Capital Properties LLC, by themselves as Members.

Witness my hand, at office, this 1st day of April, 2022.

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 3/3/25

**AFFIDAVIT OF VALUE**

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 $550,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of April, 2022.

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 3/3/25

## Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 4/1/22 (date of document).

Affiant Signature

4/4/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 4th day of April, 2022.

Teresa Tidwell
Notary's Signature

NOTARY'S SEAL

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

MY COMMISSION EXPIRES: 1/6/25