*This deed is being recorded to correct the legal in the deed at Instrument No 20210916-0124260 in said Registers' Office, Tennessee.

## CORRECTED WARRANTY DEED

Karen Johnson Davidson County
Batch# 852663 DEEDWARR
05/09/2022 12:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220509-0052954

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/03/2025

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dakota Capital Properties LLC | new owner | |
| (NAME) | (NAME) | |
| 1118 Litton #320 | | 07213009800 - 2401 Inga (Lots 24 & 24) |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | | 072130097.00 - 0 Strouse (lots 22&23) |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MUSIC CITY FINANCIAL, LLC, a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Dakota Capital Properties LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**BEING Lots Nos. 22, 23, 24, and 25 on the plan of Springdale Subdivision of record in Book 974, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.**

**INCLUDED in the above described property but EXCLUDED from this conveyance is that tract of land conveyed to the State of Tennessee by Judgement of record in Book 4072, Page 66, said Register's Office, described as follows:**

**Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company, by virtue of that certain Warranty Deed dated September 13, 2021, and being of record at Instrument No. 20210916-0124259 in the Register's Office of Davidson County, Tennessee.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved x property, known as 0 Strouse. Nashville, TN 37206 (Lots 22 & 23)

This is improved x property, known as 2401 Inga St. Nashville, TN 37206 (Lots 24 & 25)

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 13th day of September, 2021.

MUSIC CITY FINANCIAL, LLC

N. Viddal

**By Noah Viddal, Authorized Agent**

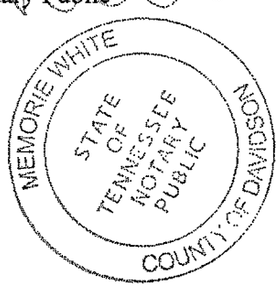
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Noah Viddal**, with and who, upon oath, acknowledged himself to be the Authorized Agent of MUSIC CITY FINANCIAL, LLC, the within name bargainer, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself as Authorized Agent.

WITNESS my hand and official seal at office this 13th day of September, 2021.

Notary Public

My Commission Expires: 03/03/2025



**Certificate of Authenticity**

I, Holly A. Mason, 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 9/13/2021.

Affiant Signature

4/30/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of April, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022