Karen Johnson Davidson County
Batch# 902019 DEEDWARR
08/11/2022 11:14:30 AM 4 pgs
Fees: $23.00 Taxes: $407.00
20220811-0091385

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Dakota Capital Properties LLC 4106 Gallatin Pike Nashville, TN 37207	Same as Owner	071-16-0J-002-00-CO

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, **Jennifer A. Campbell and Jeremy Campbell, wife and husband** , "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 Unit No. 1404B on the Plan of 1404 Montgomery Avenue Townhomes, a Horizontal Property Regime with private elements as shown on Exhibit "B" of 1404 Montgomery Avenue Townhomes, of record in Instrument No. 20220203-0013058, 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 a portion of the same property conveyed to Jennifer A. Campbell and Jeremy Campbell, wife and husband by Warranty deed from Trace Ventures Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180504-0042683 Register's Office for Davidson County, Tennessee, dated May 01, 2018 and recorded on May 04, 2018.

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 August, 2022.

Jeremy Campbell
_____(SEAL)
Jeremy Campbell

Jennifer A. Campbell
_____(SEAL)
Jennifer A. Campbell

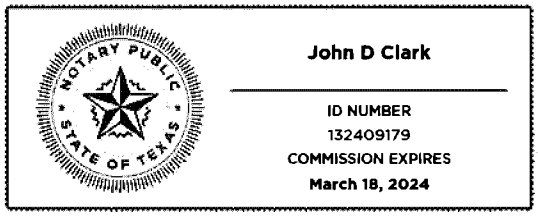
STATE OF Texas
COUNTY OF Tarrant

On this 9th day of August, 2022, before me personally appeared Jeremy Campbell and Jennifer A. Campbell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of August, 2022.

Notary Public, State of Texas

Notary Signature
My commission expires: 03/18/2024



Notarized online using audio-video communication

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 $110,000.00, 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
9th day of August, 2022.

Notary Public
My commission expires: 1/11/2026
File No. 2022-1051

KENDRA D. TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
Jan. 11, 2026

Tennessee Certification of Electronic Document

I, Christina Wilbert, 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 8/9/2022 (date of document).

Affiant Signature

8/11/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 1/11/2026

NOTARY'S SEAL

KENDRA D. TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
Jan. 11, 2026