Name and Address of New Owner:
Dakota Capital Properties, LLC
312 Rebecca Street
Nashville, TN 37216

Send Tax Bills To:
Same as Owner

Karen Johnson Davidson County
Batch# 920040 DEEDQC
09/22/2022 08:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220922-0105171

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

Map & Parcel No: 071-16-0J-002-00-CO

QUITCLAIM 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," convey and quitclaim unto **Dakota Capital Properties LLC, a Tennessee Limited Liability Company, and Jennifer A. Campbell and Jeremy Campbell, wife and husband, all as Tenants in Common** "the Grantees," 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.

The same property conveyed to Dakota Capital LLC, a Tennessee Limited Liabilty Company by Warranty Deed from Jennifer and Jeremy Campbell, recorded in Instrument No.20220811-0091385 Register's Office for Davidson County, Tennessee, dated August 9th, 2022 and recorded on August 11th, 2022.

(Address and Parcel No. for informational purposes only)
1404 B Montgomery Avenu, Nashville, TN 37207
Parcel No 071-16-0J-002-00-CO

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 20 day of September, 2022.

Dakota Capital Properties LLC,
a Tennesee Limited Liability Company

Logan Dakota Pulliza (SEAL)
Logan Dakota Pulliza, Member

Jeremy Austin Campbell (SEAL)
Jeremy Austin Campbell, Member

STATE OF TENNESSEE
COUNTY OF Davidson County, Tennessee

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

Witness my hand and seal, at office in Nashville, this 20 day of September 2022.

Notarized online using audio-video communication

Notary Signature

Printed Name: Christina Wilbert
My commission expires: 01/06/2025

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Online Notary Public
My Commission Expires
January 6, 2025

STATE OF TENNESSEE
COUNTY OF Davidson County, Tennessee

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

Witness my hand and seal, at office in Nahsville, this 20 day of September 2022.

Notary Signature

Printed Name: Christina Wilbert
My commission expires: 01/06/2025

Notarized online using audio-video communication

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Online Notary Public
My Commission Expires
January 6, 2025

202209220105171

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 $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20 day of September, 2022.

Notary Signature
My commission expires: 1-6-2025

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Elctronic Document

I, Christina Wilbert, do herby make oath that I am a licensed attorney and/or the custodian of the origianl version of the elctronic 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 9/20/2022 (date of document).

Affiant Signature

9/21/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of September, 2022.

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3/3/2026

NOTARY'S SEAL