Karen Johnson Davidson County
Batch# 957187 DEEDQC
01/03/2023 03:04:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230103-0000360

Name and Address of New Owner:
Jennifer and Jeremy Campbell
34961 Aspen Ln
Pine, CO 86470

Send Tax Bills To:
Same as Owner

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 Liabilty Company, and Jennifer A. Campbell and Jeremy Campbell, wife and husband, all as tenants in common** "the Grantor," convey and quitclaim unto **Jennifer A. Campbell and Jeremy Campbell,** "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.

Being the same property conveyed to Dakota Capital Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Jennifer A. Campbell and Jeremy Campbell, wife and husband of record in Instrument No. 20220811-0091385 Register's Office for Davidson County, Tennessee, dated August 09, 2022, and recorded on August 11, 2022.

Being the same property conveyed to Dakota Capital Properties, LLC a Tennessee Limited Liability Company, and Jennifer A. Campbell and Jeremy Campbell. wife and husband, all as Tenants in Common by Quitclaim deed from Dakota Capital Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220922-0105171 in the Official Records of the Davidson County Recording Office, dated September 20, 2022 and recorded on September 22, 2022.

For Informaiton Only:
Being Parcel 071-16-0J-002.00-CO
Being also known as 1404 B Montgomery Avenue, Nashville, TN 37207

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 23 day of December, 2022.

Jennifer A. Campbell

Jeremy Campbell

202301030000360

Dakota Capital Properties, LLC a Tennessee Limited Liability Company

_____(SEAL)
Logan Dakota Pulliza

_____(SEAL)
Jeremy Austin Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Christina Wilbert of the state and county mentioned, personally 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, upon oath, acknowledged such person to be Members of Dakota Capital Properties LLC, the within named bargainor, a Limited Liability Company, and that such Logan Dakota Pulliza and Jeremy Austin Campbell as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

Witness my hand and seal, at office in Nashville, this 21 day of December, 2022.

Notary Signature

Printed Name: Christina Wilbert

My commission expires: 1-6-2025



STATE OF ~~TENNESSEE~~ PR Colorado
COUNTY OF ~~DAVIDSON~~ PR Jefferson

On this 23rd day of December, 2022, before me personally appeared Jennifer A. Campbell and Jeremy 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 23rd day of Decmeber, 2022.

Notary Signature
My commission expires: 4-1-2024

PATRICIA ROUSSIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204012399
MY COMMISSION EXPIRES APRIL 1, 2024

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 30 day of December, 2022.

Notary Signature
My commission expires: 1-6-2025

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 12/21/2022 (date of document).

Affiant Signature

12/30/2022

Date

State of Tennessee

County of Davidson

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

Notary's Signature

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

MY COMMISSION EXPIRES: 1/11/2026

NOTARY'S SEAL