Karen Johnson Davidson County
Batch# 976991 DEEDWARR
03/03/2023 04:03:30 PM 4 pgs
Fees: $23.00 Taxes: $2,478.63
20230303-0015541

Name and Address of New Owner:
Deanna Cardona and Eric Ishahak
204 A Queen Avenue
Nashville, TN 37207

Send Tax Bills To:
Deanna Cardona and Eric Ishahak

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 071-07-0S-001-00

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 **Deanna Cardona, and Eric Ishahak, both unmarried** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 204A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 204 Queen Avenue Townhomes, a Horizontal Property Regie with Private Elements of record as Instrument No. 20210916-0124768 and being shown on Plat attached thereto as Exhibit "B", 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 part of the same property conveyed to Dakota Capital Properties, LLC by Warranty Deed dated March 31, 2021 from Aimee D. Bobbitt, Administrator for the Estate of Mildred Rose Patton, recorded April 6, 2021 in Instrument No. 20210406-0044722 in the Register's Office.

Being the same property conveyed to Howard William Patton and wife, Mildred Patton, by Warranty Deed from Malcolm Moss and wife, Elizabeth Moss, dated 3/8/1960 and recorded 3/10/1960 in Book 3032, Page 81, Register's Office for Davidson County, Tennessee. The said Howard W. Patton is reported to have died on 2/1/1977. The said Mildred Patton (aka Mildred Rose Patton) died intestate on 6/1/2002. Vernon Patton, William Patton and Jeffrey Matthew Patton (son of Jeffrey Wayne Patton who died 7/4/1999) are the heirs at law of Mildred Patton. Aimee D. Bobbitt named Administrator of The Estate of Mildred Rose Patton by Order of Intestate Administration, and is granted the authority to execute and/all documents to effectuate closing of real property, filed in Docket No. 20P-1709, Circuit Court (Probate Division) for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 March, 2023.

Dakota Capital Properties, LLC, a Limited Liability Company

By: _____(SEAL)
Logan Dakota Pulliza

By: _____(SEAL)
Jeremy Austin Campbell

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 themself to be the Authorized Agents of Dakota Capital Properties, LLC, the within named bargainor, and as such Authorized Agents being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name Dakota Capital Properties, LLC, by themself as Authorized Agents.

Witness my hand and seal, at office in Davidson County this 1st day of March, 2023.

Mary E. Jones
Notary Signature

Printed Name: Mary E. Jones

My commission expires: 5-9-26

MARY E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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 $669,900.00, 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
1st day of March, 2023

Notary Public
My commission expires: 7/6/2026
File No. 2023-5748-MA

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **March 1, 2023**.

Date

Affiant Signature

March 1, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3** day of **March**, 20**23**.

Notary's Signature

My Commission Expires: 05/23/2023

Date

Notary's Seal (if on paper)

