Karen Johnson Davidson County
Batch# 1022598 DEEDWARR
07/05/2023 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,419.80
20230705-0051330

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $654,000.00.

Affiant

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Subscribed and sworn before me this the 30th day of June, 2023.

Notary Public
My commission expires: 7-7-25

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Victoria Pitts 204 B Queen Ave Nashville, TN 37207	Legacy Home Loans, LLC dba Steadfast Mortgage 2 Cadillac Drive Brentwood, TN 37027	071-07-0S 002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DAKOTA CAPITAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to VICTORIA PITTS, an unmarried woman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 204B, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for 204 Queen Avenue Townhomes a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210916-0124768, to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Dakota Capital Properties, LLC, by deed dated 03/15/2022, from Aimee D. Bobbitt, as Conservator of Vernon Patton and Aimee D. Bobbitt, as Conservator of William Patton and Jeffrey Matthew Patton, heirs at law of Mildred Patton, of record in Instrument No. 20220317-0030971, Register's Office for said County. Order Approving the sale from the Conservatorships, filed March 15, 2022, in Docket No.19P-1278 and Docket No. 19P-1676, Circuit Court (Probate Division) for Davidson County, Tennessee.

Also being a portion of the same property conveyed to Dakota Capital Properties, LLC, by deed dated 03/31/2021, from Aimee D. Bobbitt, Administrator for The Estate of Mildred Rose Patton, of record in Instrument No. 20210406-0044722, Register's Office for said County. 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.

Also being a portion of the same property conveyed to Howard William Patton and wife, Mildred Patton, by deed dated 03/08/1960, from Malcolm Moss and wife, Elizabeth Moss, of record in Book 3032, page 81, Register's Office for said County.

The said Howard W. Patton is reported to have died on 02/01/1977 leaving Mildred Patton as the surviving tenant by the entirety. The said Mildred Patton (aka Mildred Rose Patton) died intestate on 06/01/2002. Vernon Patton, William Patton, and Jeffrey Matthew Patton (son of Jeffrey Wayne Patton who died 07/04/1999) are the heirs at law of Mildred Patton. Affidavits of Heirship of record in Instrument No. 20210406-0044720 and Instrument No. 20210406-0044721, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __x__ IMPROVED PROPERTY KNOWN AS 204 B Queen Ave, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 30th day of June, 2023.

Dakota Capital Properties, LLC, a Tennessee Limited Liability Company

member
By: Logan Dakota Pulliza, Member

member
By: Jeremy Austin Campbell, Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Logan Dakota Pulliza, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged Logan Dakota Pulliza to be the Member of the within named bargainor, a limited liability company, and that Logan Dakota Pulliza, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Logan Dakota Pulliza as such Member.

Witness my hand and official seal this 30th day of June, 2023.

My Commission Expires:
7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeremy Austin Campbell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged Jeremy Austin Campbell to be the Member of the within named bargainor, a limited liability company, and that Jeremy Austin Campbell, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Jeremy Austin Campbell as such Member.

Witness my hand and official seal this 30th day of June, 2023.

My Commission Expires:
7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202307050051330

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 July 5, 2023 (date of document).

Affiant Signature

July 5, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 5th day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023