This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21749-TC

Karen Johnson Davidson County
Batch# 1068749 DEEDWARR
11/06/2023 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20231106-0086650

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of November, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-16-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Monarch Opportunity Fund 1 LLC 414 Bna Drive, Suite 307 Nashville, TN 37217	New Owner	072 13 11 001.00 072 13 11 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dakota Capital Properties, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Monarch Opportunity Fund 1 LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Certain units located in Davidson County, Tennessee, being known and designated as Unit Nos. A and B of 2401 Inga Street Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2401 Inga Street Townhomes, a Horizontal Property Regime, of record in Instrument Number 20220830-0097704, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Dakota Capital Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Music City Financial, LLC, a Texas Limited liability Company, of record in Instrument No. 20210916-0124260, in the Register's Office of Davidson County, Tennessee, dated September 13, 2021 and recorded on September 16, 2021.

This is improved property located at: **2401 Inga Street, Nashville, TN 37206.**

This conveyance is made subject to 1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of November, 2023.

GRANTOR:

Dakota Capital Properties, LLC, a Tennessee Limited Liability Company

By: _____
Logan Pulliza, Member

By: _____
Jeremy Austin Campbell, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Logan Pulliza and Jeremy Austin Campbell**, with who I am personally acquainted (or provide to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledge that they are the Members of Dakota Capital Properties, LLC, a Tennessee limited liability company, and that they are authorized by Dakota Capital Properties, LLC, a Tennessee limited liability company to executed this instrument on its behalf.

WITNESS my hand and seal at office this 1st day of November, 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 3/3/26

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 November 1, 2023

Affiant Signature

Date: 11/1/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this November 1, 2023

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM