Karen Johnson Davidson County
Batch# 1112372 DEEDWARR
03/19/2024 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,031.30
20240319-0018672

Name and Address of New Owner:
Samuel Gregory Irish Wasson and Sarah Elizabeth Hart
2403A Inga Street
Nashville, TN 37206
Send Tax Bills To:

New Owners

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 072-13-1J-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 **Sammy Wasson, and Sarah Hart, 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:

Land in Davidson County, Tennessee, being Unit No. A, on the Plan of 2403 Inga Street Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220830-00907705, 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, a Tennessee limited liability company by Warranty Deed from Music City Financial LLC, a Texas limited liability company, dated September 13, 2021 and recorded September 16, 2021 in Instrument No. 20210916-0124260, and Corrected Warranty Deed in Instrument No. 20220509-0052954, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Robert M. Mauk and wife, Therese M. Plante by Warranty deed from Peter J. Richards of record in Instrument No. 20020319-0034018 Register's Office for Davidson County, Tennessee, dated March 15, 2002 and recorded on March 19, 2002.

Being part of the same property conveyed to Music City Financial LLC, a Texas limited liability company by Warranty Deed from Robert M. Mauk and Therese M. Plante, husband and wife, dated September 13, 2021 and recorded September 16, 2021 in Instrument No. 20210916-0124259, and Corrected Warranty Deed in Instrument No. 20220509-0052953, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 18th day of March, 2024.

Dakota Capital Properties, LLC

By: _____
Jeremy Austin Campbell, Member

By: _____
Logan Dakota Pulliza, Member

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 themselves to be the Members of Dakota Capital Properties, LLC, the within named bargainor, and as such Members being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Dakota Capital Properties, LLC, by themselves as Members.

Witness my hand and seal, at office in Davidson County, this 18th day of March, 2024.

DAVIDSON COUNTY DELLAMA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC

_____
Notary Signature

My commission expires: 3/3/25

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 $549,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of March, 2024.

WESLEY BLOW TENNESSEE NOTARY PUBLIC My Comm Exp. 02-22-26 COUNTY OF WILLIAMSON

_____
Notary Signature
My commission expires:

Certificate of Authenticity

I, Scott Hubbard, 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

3/18/24.

Date

A. Scott Hubbard

Affiant Signature

March 18, 2024

State of TN
County of Williamson

Sworn to and subscribed before me this 18th day of March, 2024

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/21/25
COUNTY OF WILLIAMSON