Name and Address of New Owner:
Eric Cholewa and Olivia Cholewa
2408 B Inga Street
Nashville, TN 37206
Send Tax Bills To:
New Owner

This Instrument Prepared By:

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

Map & Parcel No: 072-13-1J-002.00CO

Karen Johnson Davidson County
Batch# 1124916 DEEDWARR
04/19/2024 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,031.30
20240419-0028194

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 liablity company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eric Cholewa and Olivia S. Cholewa, husband and wife,** "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. B, 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. 20220830-0097705, 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.

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 15th day of April, 2024.

Dakota Capital Properties, LLC, a Tennessee limited liability company

By: _____
Logan Dakota Pulliza, Member

By: _____
Jeremy Austin Campbell, 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 Properites, LLC, by themselves as Members.

Witness my hand, at office, this 15th day of April, 2024.

_____
Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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 15th day of April, 2024.

_____
Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Certificate of Authenticity

I, Joshua A. Terry, 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 4/15/2024.

Affiant Signature – Joshua A. Terry

4/17/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/17/2024.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON