QUITCLAIM DEED

This deed was prepared based solely upon information supplied by the Grantee.

Karen Y Johnson Davidson County
Batch# 143843 DEEDQC
09/21/2018 10:54:51 AM 2 pgs
Fees: $13.00 Taxes: $120.25

20180921-0093724

STATE OF Florida,

COUNTY OF Lee

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $32,500.00.

Kathrine Young Nesbit
Affiant
See page 2 for signature

Subscribed and sworn to me on August ___, 2018.

Leeanna Parsons
NOTARY PUBLIC

My Commission Expires: Jun 30, 2021

LEEANNA PARSONS
Notary Public - State of Florida
Commission # GG 112539
My Comm. Expires Jun 30, 2021
Bonded through National Notary Assn.

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Dale Family Properties, LLC 1690 Manhasset Place Dunwoody, GA 30338	Diane Harrison 1690 Manhasset Place Dunwoody, GA 30338	07006002400

KNOW ALL MEN BY THESE PRESENTS that, Katherine Young Nesbit, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto, Dale Family Properties,LLC, hereinafter called **"GRANTEE,"** his successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

Being the same property conveyed by Installment Deed from Oliver H. Dale to Denny Harris and wife, Reba Harris, as recorded on the 29th day of January, 2002 in Instrument No. 20020129-0012239; Quitclaim Deed from Barbara A. Young to Oliver H. Dale, as recorded on the 4th day of October, 1999 in Deed Book 11688, page 673; Affidavit of Heirship in Deed Book 11295, page 331 and Warranty Deed from E.L. Young and wife, Anna Young to E.L. Young, Jr. and wife, Leila P. Young, as recorded on the 11th day of July, 1957 in Deed Book 2689, page 297, in the Register's Office for Davidson County, Tennessee. Anna Young died testate on or about December 6, 1974, her will having been admitted to the Probate Court of Davidson County, TN at Case No. 60980. Per the Last Will and Testament of Anna M. Young, her residuary estate was devised to her three children in the following portions: twenty percent to her son, Emiel Leo Young, Jr; forty percent to Robert Thomas Young; and forty percent to her daughter, Katherine Young Nesbit. In the Affidavit of Heirship of record in Book 11295, page 331, Register's Office for Davidson County, TN, Barbara Ann Young is identified as the sole surviving heir of Emiel Leo Young, Jr. On September 11, 2001, Katherine Young Nesbit executed an agreement in which she agreed to relinquish and convey to Oliver H. Dale, father of Diane Dale Harrison & Deborah Dale Carter their interest in this property in exchange for

a payment in the amount of $32,500. Katherine Young Nesbit received and negotiated the payment from Oliver H. Dale.

Being in the 13th, formerly the 23rd, civil district of said county and state, being part of Lot No. 1 on the unrecorded subdivision of Spurlock's Land, on West Trinity Lane, described partly according to a survey made by Earl Drake, County Surveyor, November 20, 1935 as follows:

Being Lots Nos. 1 and 2 on the unrecorded plan showing the subdivision of J.S. Spurlock's land and running thence with the center of the county road running from Hamilton Road to the Buena Vista Pike; and running thence with the center of said road, North 69.5 degrees East 600 feet to the corner of lots 2 and 3, thence with the line between said two lots North 14.25 degrees West 1427 feet to the original North line of said Spurlock's land; Thence with said line, South 55.5 degrees West 527.5 feet; and thence North 69 degrees West 78 feet to said Spurlock's original NW corner; thence with his original corner; thence with his original West line South 22 degrees East 630.0 feet, and South 8 degrees East 744.4 feet to the point of beginning

Included in the above description, but excluded from this conveyance, is a parcel of land deed to E.L. Young, Jr. and his wife, dated July 10, 1957, and of record in Book 2689, page 297, Register's Office for Davidson County, Tennessee.

Beginning at a point on the northerly margin of West Trinity Lane, formerly Youngs Lane as now widened, at the intersection of the northerly margin of said Lane and the western boundary line of Lot No. 2 of said subdivision conveyed to J.P. Purvis an wife, by Asbery Martin and wife, by deed of record in Book 1306, page 428, Register's Office for said County, thence with said Purvis boundary line north 14.25 degrees West 230 feet; thence Westerly and parallel with the northerly margin of said Lane 90 feet; thence south 14.25 degrees East 230 feet to the northerly margin of said Lane, Easterly 90 feet to the beginning.

This is improved property known as 1203 W. Trinity Lane Nashville, TN 37218.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on August ___, 2018.

Katherine Young Nesbit

STATE OF Florida

COUNTY OF Lee

On August 24th, 2018, before me personally appeared, Katherine Young Nesbit, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on August 24 2018.

Leeanna Parsons
NOTARY PUBLIC

LEEANNA PARSONS
Notary Public - State of Florida
Commission # GG 112539
My Comm. Expires Jun 30, 2021
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