THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

Karen Y Johnson Davidson County
Batch# 152611 **DEEDQC**
10/19/2018 08:58:15 AM 13 pgs
Fees: $67.00 Taxes: $0.00

20181019-0103743

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE.

Debby Dale Mason
AFFIANT

Subscribed and sworn to before me this 15th day of of October, 2018.

Cindy Gaskins
Notary Public

My Commission Expires: 05-02-2022

CINDY GASKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 05-02-2022

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address of New Owners:	Send Tax Bills To:	Tax Map and Parcel No.:
Donna L. Dale, et al. 200 Elmington Avenue Nashville, TN 37205	-SAME-	Map 104 10 0 Parcel 016.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Debby Dale Mason, Executor of the Estate of Perry Dale, Jr., deceased (the "decedent"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the vesting of title to the real estate passing under the decedent's Last Will and Testament that was duly admitted to probate as a muniment of title in the Seventh Circuit Court for Davidson County, Tennessee, on October 3, 2018, under Docket No. 18P-1644, hereby releases, remises and quitclaims unto Donna L. Dale, for and during her lifetime, with the remainder interest to Debby Dale Mason, or if she does not survive Donna

L. Dale, with the remainder interest to Melissa West Thompson, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

After this conveyance, the subject property shall be owned as follows:

Donna L. Dale shall own an undivided one-half (1/2) tenant-in-common interest; and Donna L. Dale shall own a life estate in the other undivided one-half (1/2) tenant-in-common interest. The remainderpersons of this life estate are Debby Dale Mason, or if she does not survive Donna L. Dale, Melissa West Thompson.

WITNESS my hand this 15th day of October, 2018.

Debby Dale Mason

Debby Dale Mason, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Debby Dale Mason, Executor**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of October, 2018.

My Commission Expires: 05-02-2022

Cindy Jaskins

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 21 on the plan of Joseph Warner's Subdivision, of record in Book 332, page 154, Register's Office for said County, described according to a survey made by John B. Kohl, III, Registered Land Surveyor, Tennessee No. 100, dated July 27,1977, Job No. W2-16008-D.

Said Lot No. 21, which is a corner lot, fronts 94 feet on the easterly margin of Elmington Place and fronts 174 feet 10 inches on the southerly margin of Gillespie Avenue, and extends back 93 – ½ feet on the easterly line and 181 feet 2 inches on the southerly tine to a point of intersection.

Being the same property conveyed to Perry Dale, Jr. and wife Donna L. Dale, as tenants in common, by deed from Henry E. McCall, Trustee, of record in Instrument No. 20091109-0103702, Register's Office for Davidson County, Tennessee. Perry Dale, Jr. died on June 13, 2018, and devised his entire interest in the subject property in accordance with his Last Will and Testament duly probated by the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), and recorded in the Seventh Circuit Court Clerk's Office (Probate Division) on October 3, 2018 under Docket No. 18P-1644. A certified copy of the Last Will and Testament and Order to Probate are attached hereto and recorded herewith.

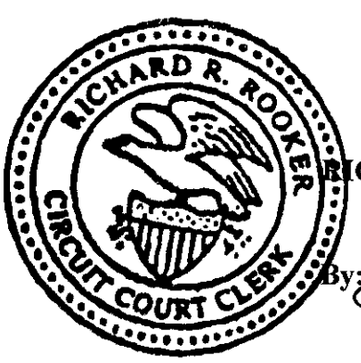
This is improved property known as 200 Elmington Avenue, Nashville, Tennessee 37205.

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, do hereby certify that the foregoing is a true and complete copy of the **ORDER FOR MUNIMENT OF TITLE** heretofore assigned to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. **18P1644**.

ESTATE OF PERRY DALE, JR.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 3rd day of October in the year Two Thousand and Eighteen.



RICHARD R. ROOKER, Clerk

By: _____
Deputy Clerk

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

PROBATE DIVISION

FILED
OCT 03 2018
RICHARD R. ROOKER, Clerk
By: Deputy

IN RE:	)	
	)	
PROBATE-ONLY OF THE	)	**No. 18P-1644**
LAST WILL AND TESTAMENT OF	)	
PERRY DALE, JR., DECEASED	)	

ORDER TO PROBATE

This cause came on to be heard on the 3rd day of October, 2018, before Randy Kennedy, Judge, upon the Petition of Debby Dale Mason that a paper writing purporting to be the Last Will and Testament of Perry Dale, Jr., deceased, be admitted to probate-only as a muniment of title.

Whereupon, the Petitioner produced a paper writing purporting to be the Last Will and Testament of Perry Dale, Jr., deceased, said paper writing bearing date of April 13, 2010; having the name Perry Dale, Jr. signed thereto as testator; and being subscribed by Benita Barrett and Renee Thorne as attesting witnesses.

It appears from the Last Will and Testament that the decedent's spouse, Donna L. Dale, is nominated as Executrix, and that the decedent's daughter, Debby Dale Mason, is nominated as Substitute Executrix. Donna L. Dale has declined to serve as Executrix.

And, it appearing from the testimony of the aforesaid Benita Barrett and Renee Thorne, taken upon affidavit as authorized by and in accordance with Tennessee Code Annotated Section 32-2-110, that each of them did subscribe her respective name as an attesting witness to said paper writing; that said paper writing was written in the lifetime of Perry Dale, Jr., and published, signed and subscribed by Perry Dale, Jr. in the presence of the attesting witnesses; that Perry Dale, Jr. was then of sound mind; and that, at Perry Dale, Jr.'s request, said attesting witnesses signed said paper writing in Perry Dale, Jr.'s presence and in the presence of each other on April 13, 2010.

witnesses signed said paper writing in Perry Dale, Jr.'s presence and in the presence of each other on April 13, 2010.

And, it further appearing that said paper writing bears the true signature of Perry Dale, Jr.; that Perry Dale, Jr.'s usual place of domicile and residence at the time of Perry Dale, Jr.'s death was Davidson County, Tennessee; and that Perry Dale, Jr. died in this county on June 13, 2018, at the age of ninety (90) years.

And, it further appearing that the decedent had no probate estate and no formal administration is required.

It is, therefore, **ORDERED, ADJUDGED AND DECREED** that said paper writing is the true and whole Last Will and Testament of Perry Dale, Jr., deceased; that the same is hereby admitted to probate as such; and that the Clerk is directed to file and record the same, and that no formal administration is required.

ENTER:

Randy Kennedy, Judge

APPROVED FOR ENTRY:

Jeffrey Mobley, attorney

Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@mobley.com
Tennessee Supreme Court Reg. No. 10064

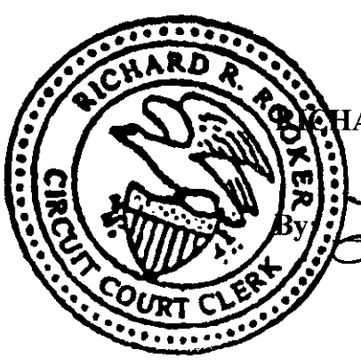
Attorney for Petitioner

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, do hereby certify that the foregoing is a true and complete copy of the **LAST WILL AND TESTAMENT** heretofore assigned to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. **18P1644**.

ESTATE OF PERRY DALE, JR.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 3rd day of October in the year Two Thousand and Eighteen.



RICHARD R. ROOKER, Clerk

By: _____
Deputy Clerk

18P1644

Last Will and Testament

of

FILED
OCT 03 2018
RICHARD R. ROOKER, Clerk
By Deputy

PERRY DALE, JR.

I, **PERRY DALE, JR.**, presently residing in Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking any and all other testamentary dispositions heretofore made by me at any time.

I.

I direct that all my lawful debts, including my funeral expenses and the costs of administration of my estate, be paid by my personal representative as soon as practicable after my death. I further direct that my personal representative pay all the estate, inheritance, succession and other death taxes which shall become payable by reason of my death, whether in respect of property passing under this Will or otherwise, as an expense of administration, without apportionment.

II.

Except as otherwise provided in this my Last Will and Testament, I hereby give and bequeath all of my personal and household effects, including all of my jewelry, clothing, personal effects, furniture, household furnishings, and automobiles, to my spouse, **DONNA L. DALE,** if she shall survive me, or if she shall not survive me, then such property shall be distributed as part of my residuary estate as set forth in Paragraph VI. below.

III.

If I have made provisions in a letter or memorandum, written entirely in my handwriting, signed by me, and attached to my Will, indicating that certain items of tangible personal property are to be distributed to beneficiaries designated on said list, I hereby give and bequeath such items of my personal property to those persons so designated, said letter or writing being incorporated herein by reference.

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IV.

I hereby give and devise my interest in my home to my spouse, **DONNA L. DALE**, for and during her lifetime, and upon her death, the remainder interest to my daughter, **DEBBY DALE MASON**, if she is then living, and if she is not then living to my spouse's daughter, **MELISSA WEST THOMPSON.**

V.

I hereby give, devise and bequeath all the rest and remainder of my property, both real and personal, of whatsoever nature or description, and wheresoever situate, unto my spouse, **DONNA L. DALE**, to be hers absolutely and completely.

VI.

In the event my spouse should predecease me, I hereby give, devise and bequeath all the rest and remainder of my property, both real and personal, of whatsoever nature or description, and wheresoever situate, to my daughter, **DEBBY DALE MASON**, and to my spouse's daughter, **MELISSA WEST THOMPSON**, equally, share and share alike, or all to the survivor.

VII.

I have made no provision for my grandson, **PERRY DALE, IV**, in this my Last Will and Testament. It is my hope and desire that **DEBBY DALE MASON,** or **MELISSA WEST THOMPSON** in the event Debby Dale Mason should not survive me, will provide him assistance from time to time as she deems proper.

VIII.

In the event **MELISSA WEST THOMPSON** should predecease me, I direct that the share of my property given to her be given to her daughter, **KATE THOMPSON**, to be hers absolutely and completely.

IX.

I hereby appoint my spouse, **DONNA L. DALE**, to be Executrix of this my Last Will and Testament and direct that she be allowed to serve without bond for her faithful performance. I further direct that she not be required to make or give any inventory, final settlement or any report whatsoever to any Court or other governmental authority except such as may be necessary for purposes of taxation. I direct that my Executrix shall have full and complete authority to handle my

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estate as she sees fit, to sell it or do whatsoever she may see fit under the circumstances, and that she shall have the authority to make, execute and deliver any deed, assignment, bill of sale or any other legal instrument as such Executrix without further authority. Any and all acts or things done by my Executrix in the carrying out of the terms and conditions of this Will shall and may be done by her at her complete and absolute discretion.

X.

In the event my spouse should predecease me or is unable, incompetent or refuses to serve as Executrix of this my Last Will and Testament, I hereby appoint my daughter, **DEBBY DALE MASON,** as Substitute Executrix of this my Last Will and Testament and direct that she be allowed to serve without bond for her faithful performance. I further direct that she not be required to make or give any inventory, final settlement or any report whatsoever to any Court or other governmental authority except such as may be necessary for purposes of taxation. I direct that she have all the power, privileges, discretion, and authority as is hereinabove set forth for my first named Executrix.

XI.

In addition to all the powers now or hereafter conferred by law, my Executrix shall have all of the powers enumerated in Section 35-50-110, Tennessee Code Annotated, and the introductory paragraph and all sub-paragraphs thereof to the extent applicable, which powers are expressly incorporated herein by reference.

XII.

Except as may be otherwise specifically devised in this Will, all interests in real property that I may own at the time of my death and that shall pass under this Will shall, during the pendency of the administration of my estate or the earlier distribution or other disposition of such property, be owned by my estate. My personal representative shall have full possession of and exercise full control over such property during such period. Until distribution or other disposition of any such property, my estate shall be entitled to all of the income therefrom and gains from the sale or other disposition thereof and shall discharge all of the responsibilities relating to ownership thereof, including, but not limited to, payment of any taxes with respect thereto and maintenance and repairs thereof. It is my intention that all interests in real property that pass under this Will shall become

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assets of my probate estate at my death and shall not pass by operation of any law directly to my heirs or devisees under this Will at my death, except such interests as may be otherwise specifically devised in this Will.

XIII.

In any case in which my Executrix is required, pursuant to any provision of this Will, to divide any portion of my estate into parts or shares to distribute the same, I authorize her, in her discretion, to make such division or distribution in kind, or partly in kind or partly in money. For the purpose of such allotment, the judgment of my Executrix concerning the property and the relative value thereof for purpose of distribution of the assets so allotted shall be binding and conclusive on all persons interested in my estate.

XIV.

In the event my spouse and I shall die simultaneously, or under circumstances which make it difficult to determine which of us died first, I direct that my spouse shall be deemed to have survived me for the purposes of this Will, and I direct further that the provisions of this Will shall be construed upon that assumption, irrespective of any provisions of law establishing a contrary presumption or requiring survivorship for a fixed period as a condition of taking property by inheritance.

XV.

Although my spouse and I are executing our Wills at approximately the same time, we have not made a contract regarding the disposition of our Estates and we reserve the right to change our Wills at any time.

XVI.

The words used herein referring to "Executrix", and the like shall be read so as to include the masculine or feminine, singular or plural, depending upon the number and gender in existence at any given time.

The words "he", "she" and the like are to be read in the masculine or feminine gender, singular or plural, depending upon the number and gender of the person or persons to whom referred.

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WITNESS MY SIGNATURE hereto this 13th day of April, 2010.

PERRY DALE, JR.

Signed, sealed and published by the said PERRY DALE, JR. as and for his Last Will and Testament in the presence of us, the undersigned, who, at his request and in his sight and presence and in the sight and presence of each other, have subscribed our names hereto as attesting witnesses, the day and date above written.

Benita Barrett residing at Brush Creek TN

Renee Thorne residing at Lebanon TN

THIS WILL CONSISTS OF FIVE (5) TYPEWRITTEN PAGES

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AFFIDAVIT

Come Benita Barrett, resident of Smith County and Renee Thorne, a resident of Wilson County, Tennessee, and make oath that **PERRY DALE, JR.** signified to us that the foregoing instrument was his Last Will and Testament and signed the foregoing instrument as and for his Last Will and Testament all in the joint sight and presence of us; and we, at the same time, at the testator's request and in his sight and presence and in the sight and presence of each other, subscribed our names as attesting witnesses thereto. Affiants further make oath that **PERRY DALE, JR.** is over 18 years of age, is of sound mind and disposing memory and that the signature appearing at the end of this instrument is the true signature of **PERRY DALE, JR.**

This 13th day of April, 2010.

Benita Barrett

Renee Thorne

STATE OF TENNESSEE

COUNTY OF WILSON

SWORN AND SUBSCRIBED to before me this 13TH day of April, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-30-2013

DAVID B. FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY