Karen Johnson Davidson County
Batch# 441870 DEEDQC
07/22/2020 08:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200722-0080354

NOTE: THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. NO TITLE WORK WAS REQUESTED. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED.

QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ -$0.00-.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 DAY OF July, 2020.

NOTARY PUBLIC

My Commission Expires: 1/8/2024

FRANK S. PEELER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY:
Jeff Pratt
ORTALE KELLEY LAW FIRM
330 Commerce Street, Suite 110
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Dale Family Properties, LLC 1690 Manhasset Place Atlanta, GA 30338	SAME ADDRESS AS NEW OWNER	060-04-0 010.00

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Diane Dale Haviland aka Diane Dale Harrison and Deborah Dale Carter, **("Grantors"),** by these presents, does quitclaim, grant and convey unto Dale Family Properties, LLC, a Tennessee for profit Corporation **(Grantee"),** its successors and/or assigns, all her interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

Being the northeasterly part of Lot Number C-4 on the Map of the W.L. Hailey Subdivision of the Tamble Property, as of record in Book 974, Page 31, Register's Office for said County, described according to survey made by Z.J. Wilkinson, March 24, 1943, as follows:

Beginning on the center of Homestead Road, the common corner of Lots Numbers C-3 and C-4; thence with the center of said Road, south 79 degrees west 137.5 feet; thence south 2 degrees west 196.5 feet to a fence corner; thence with the line between said two lots and a fence, north 4 degrees was 230 feet to the beginning, containing 0.659 of an acre, more or less.

Being the same property conveyed by Installment Deed from Oliver H. Dale to James M. Ballentine on February 28, 2008, of record at Instrument No. 20080228-0019683, Davidson County, Register of Deeds, and further conveyed to Jeramiah Michael, by Quitclaim Deed from James M. Ballentine, of record in Instrument No. 20150109-0002396 Register's Office for Davidson County, Tennessee. After default having been made on the terms and conditions of the Installment Deed, and the lawful owner and holder of said indebtedness appointed Peter Weiss, Successor Trustee in order to advertise and sell said property under the terms and provisions within said Installment Deed. Said Successor Trustee having sold and conveyed said property to Oliver H. Dale by Successor Trustee's Deed, of record in Instrument No. 20150619-0058986.

The said Oliver H. Dale having since died on or about September 13, 2016.

The Last Will and Testament of Oliver Hubert Dale, of record as Estate# PC-2016-003014 in the Probate Clerk's Office for Fulton County, Georgia, a certified copy of which is recorded as Instrument No. 20190926-0098104 in the Register's Office for Davidson County, Tennessee, devised the subject property to his daughters, Diane Dale Haviland and Deborah Dale Carter in equal shares. The said Oliver H. Dale being one and the same person as Oliver Hubert Dale.

FOR INFORMATION PUROSES ONLY
Property Address: 318 Homestead Road, Nashville, Tennessee 37207

Wherever 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, the Grantor has hereunto set her hand on this the 21 day of July, 2020.

Diane Dale Haviland
By: Ryan Pratt, Esq., Attorney In Fact

Deborah Dale Carter
By: Ryan Pratt, Esq., Attorney In Fact

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 Ryan Pratt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Diane Dale Haviland, as her Attorney In Fact, as the free act and deed of the within named D.

Witness my hand and official seal this 21 day of July, 2020.

FRANK S. PEELER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JAN 08, 2024

Notary Public

My Commission Expires: 1/8/2024

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 Ryan Pratt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Deborah Dale Carter, as her Attorney In Fact, as the free act and deed of the within named Deborah Dale Carter.

Witness my hand and official seal this 21 day of July, 2020.

Notary Public

My Commission Expires: 1/8/2024

FRANK S. PEELER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JAN 08, 2024

I, undersigned, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

ANNA FORDERHASE

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, who acknowledges that the certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/6/2020

Notary Public

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 06, 2020