Karen Johnson Davidson County
Batch# 441871 DEEDQC
07/22/2020 08:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200722-0080355

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 COUNTY OF DAVIDSON MY COMMISSION EXPIRES JAN 8, 2024

THIS INSTRUMENT WAS PREPARED BY:
Ryan W. 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	043-10-0 110.00 111.00 114.00 116.00 117.00 118.00

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:

Land in Davidson County, Tennessee being lots 2, 3, 6, 8, 9 and 10 as shown on the Final Plat of Mardalee Subdivision, of record Instrument No. 20020328-0038222 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Oliver H. Dale by deed from James E. Humphery, Jr. dated December 20, 2000 and recorded March 26, 2001 as Instrument No. 20010326-0028823 in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Oliver H. Dale by quitclaim deed from James E. Humphery of record as Instrument No. 20030410-0047983 in said Register's Office.

Further being the same property conveyed to Oliver H. Dale by deed from BLC Investments, Inc. dated May 31, 2002 and recorded July 16, 2002 as Instrument No. 20020716-0085267 in said Register's Office.

Further being the same property conveyed to Oliver H. Dale by deed from Diane D. Haviland and Deborah D. Carter dated June 5, 2002 and recorded July 17, 2002 as Instrument No. 20020717-0086200 in said Register's Office.

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: Lot 2. 165 Scalf Drive, Madison, Tennessee 37115
Lot 3. 161 Scalf Drive, Madison, Tennessee 37115
Lot 6: 805 N. Dupont Avenue, Madison, Tennessee 37115
Lot 8. 192 Nix Drive, Madison, Tennessee 37115

Lot 9. 196 Nix Drive, Madison, Tennessee 37115
Lot 10. 200 Nix Drive, Madison, Tennessee 37115

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

Deborah Dale Carter by Ryan Pratt 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 Diane Dale Haviland.

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

Frank S. Peeler
Notary Public

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

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.

Frank S. Peeler
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

