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

Karen Johnson Davidson County
Batch# 441873 DEEDQC
07/22/2020 09:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200722-0080358

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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

Anna Frederiksen
Affiant

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

Frank S. Peeler
NOTARY PUBLIC

My Commission Expires: 1/8/2024

FRANK S. PEELER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES JAN 08, 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	060-040-0 96.00

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:

A tract of land lying in the First Civil District of Metropolitan Nashville, being all of Lot 4 of Oliver H. Dale Subdivision as recorded in Book 6250, Page 980, Register's Office for Davidson County, Tennessee, recorded June 30, 1986, as shown on survey by Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206 dated March 30, 1995, Job No. 95-044, Work Order 4838 and being more particularly described as follows:

Beginning at an existing concrete monument at the northwest corner of said Lot 4, said monument being on the easterly right of way line of Dickerson Pike (80-foot right-of-way) and located S 03 degrees 10 minutes 53 seconds W, 161.50 feet from the intersection of the easterly right-of-way line of said Dickerson Pike and the southerly right-of-way line of Maplewood Lane; thence,

1. With the northerly line of said Lot 4, S 85 degrees 34 minutes 24 seconds E, 199.46 feet (S 85 degrees 34 minutes 07 seconds E, 200.00 feet per record plat) to an existing concrete monument at the northwest corner of said Lot 4; thence,

2. With the easterly line of said Lot 4, S 83 degrees 10 minutes 53 seconds W, 100.05 feet (S02 degrees 50 minutes 17 seconds W, 100.00 feet per record plat) to an iron pin set at the southeast corner of said Lot 4; thence,

3. With the southerly line of said Lot 4, n 85 degrees 34 minutes 24 seconds W, 199.46 feet (N 85 degrees 34 minutes 07 seconds W, 200.00 feet per record plat) to an existing iron pin on the easterly right-of-way line of said Dickerson Pike; thence,

4. With the said easterly right-of-way line, N 03 degrees 10 minutes 53 seconds E, 105.05 feet (N 02 degrees 50 minutes 17 seconds E, 100.00 feet per record plat) to the POINT OF BEGINNING.

Being part of the same property conveyed to Oliver H. Dale and wife, Claudine M. Dale and L.H. Craig and wife, Dorothy J. Craig, by Deed from W.F. Spurlock and wife, Mary Spurlock, dated May 28, 1970, and of record in Book 4421, Page 44, Register's Office for Davidson County, Tennessee. L.H. Craig died on November 25, 2011 leaving Dorothy J. Craig as fee simple owner of their ½ interest in the subject property. Dorothy J. Craig is also known as Dorothy Ann Craig. Dorothy J. Craig having since died on May 21, 2013. The Last Will and Testament and a Codicil 1 to the Will was admitted to probate on June 10, 2014 in Wilson County, Tennessee. The Will named Belinda Craig Brewer as Executrix. The Executrix Quit Claimed her ½ interest to Belinda Craig Brewer, a ¼ undivided interest and

Joel Alan Craig, a ¼ undivided interest. Said Quit Claim Deed is of record as Instrument No. 20150513-0044005 in the Registers Office of Davidson County, Tennessee.

Claudine M. Dale having predeceased Oliver H. Dale leaving Oliver H. Dale fee simple owner of their ½ interest in the subject property. 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: 3127 Dickerson Pike, 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 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

