WARRANTY DEED

Karen Johnson Davidson County
Batch# 574112 DEEDWARR
02/12/2021 03:25:30 PM 4 pgs
Fees: $23.00 Taxes: $592.00
20210212-0020558

O-SB-RH-21-318

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/03/2023
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
4021 CP GP, a Tennessee General Partnership	**NEW OWNERS**	
(NAME)	(NAME)	**060-04-0-010.00**
355 Hazel Avenue		
(ADDRESS)	(ADDRESS)	
Webster Groves, MO 63119		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DALE FAMILY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **4021 CP GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, State of Tennessee, 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 Plat Book 974, Page 31, Register's Office for Davidson County, Tennessee, 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 to Dale Family Properties, LLC, a Tennessee for profit Corporation by Quitclaim Deed from Diane Dale Haviland, a/k/a Diane Dale Harrison, and Deborah Dale Carter, of record in Instrument No. 20200722-0080354, Register's Office for Davidson County, Tennessee, dated July 21, 2020 and recorded on July 22, 2020.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 31, Register's Office for Davidson County, Tennessee.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **318 Homestead Rd, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my/our hand(s) this the 11 DAY OF FEBRUARY, 2021.



Dale Family Properties, LLC, A Tennessee limited liability Company

BY: Diane Harrison
Diane Harrison
Member

BY: _____
Deborah Carter
Member

STATE OF Georgia

COUNTY OF Gwinnett

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diane Harrison, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Member of Dale Family Properties, LLC, A Tennessee limited liability Company, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of February, 2021.

Makeba Freeman
Notary Public

My Commission Expires: February 26, 2022

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah Carter, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Member of Dale Family Properties, LLC, A Tennessee limited liability Company, the within named bargainor, a limited liability company, and that he/she as such Deborah Carter executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of February, 2021.

_____
Notary Public

My Commission Expires:

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Witness my/our hand(s) this the 12th DAY OF FEBRUARY, 2021.

Dale Family Properties, LLC, A Tennessee limited liability Company

BY: _____
Diane Harrison
Member

BY: Deborah Carter
Deborah Carter
Member

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diane Harrison, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Member of Dale Family Properties, LLC, A Tennessee limited liability Company, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of February, 2021.

_____
Notary Public

My Commission Expires:

STATE OF South Dakota

COUNTY OF Union

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah Carter, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Member of Dale Family Properties, LLC, A Tennessee limited liability Company, the within named bargainor, a limited liability company, and that he/she as such Deborah Carter executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of February, 2021.

MPerera
_____
Notary Public

My Commission Expires:
June 23rd, 2026

MELISSA PERERA
SEAL NOTARY PUBLIC SEAL
SOUTH DAKOTA

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, John Gleaves, do hereby 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY