Karen Johnson Davidson County
Batch# 586038 DEEDWARR
03/05/2021 02:32:30 PM 4 pgs
Fees: $23.00 Taxes: $888.00
20210305-0029443



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ RUTHERFOR

The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of February 2021.

Notary Public

My commission expires: 10-21-24

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Zo Biak Liana **Lal Din Thari**	New Owner	**043 10 0 117.00**
196 Nix Dr		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Dale Family Properties, LLC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zo Biak Liana and Lal Din Thari

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Lot 9, Mardalee Subdivision, as shown on plat of record in Instrument No. 20020328-0038222, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Oliver H. Dale by Warranty Deed from James E. Humphrey, Jr. dated December 20, 2000, of record in Instrument No. 20010326-0028823, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed dated April 1, 2003, of record in Instrument No. 20030410-0047983, Register's Office for Davidson County, Tennessee. Oliver H. Dale died testate, and by his Last Will and Testament, a copy of which is of record in Instrument No. 20170120-0006449, Register's Office for Davidson County, Tennessee, devised subject property to Diane Dale Haviland and Deborah Dale Carter. Diane Dale Haviland and Deborah Dale Carter conveyed their interest in subject property to Dale Family Properties, LLC by Quitclaim Deed dated July 21, 2020, of record in Instrument No. 20200722-0080355, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of DAVIDSON County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 196 Nix Dr, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Diane Dale Harrison, Member Date: 3/2/2021
Dale Family Properties, LLC.
By: Diane Dale Harrison
Its: Member

MAKEBA FREEMAN NOTARY EXPIRES GEORGIA February 26, 2022 PUBLIC DEKALB COUNTY

_____ Date: _____
Dale Family Properties, LLC.
By: Deborah Dale Carter
Its: Member

STATE OF Georgia

COUNTY OF Gwinnett

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Diane Dale Harrison** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are a member of Dale Family Properties, LLC and that they are authorized by Dale Family Properties, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 2nd day of March, 2021.

Makeba Freeman
NOTARY PUBLIC

My Commission Expires: February 26, 2022

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Deborah Dale Carter** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are a member of Dale Family Properties, LLC and that they are authorized by Dale Family Properties, LLC to execute this instrument on its behalf.

Witness my hand, at office, this _____ day of _____, _____.

_____
NOTARY PUBLIC

My Commission Expires: _____

This is improved (_X_) unimproved (_____) property known as 196 Nix Dr, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

_____ Date:_____
Dale Family Properties, LLC.
By: Diane Dale Harrison
Its: Member

Deborah Dale Carter Date: 3/2/21
Dale Family Properties, LLC. member, Dale Family Properties, LLC
By: Deborah Dale Carter
Its: Member

STATE OF South Dakota

COUNTY OF Union

Deborah Dale Carter
Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared ~~Diane Dale Harrison~~ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are a member of Dale Family Properties, LLC and that they are authorized by Dale Family Properties, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 2nd day of March, 2021.

MELISSA PERERA
SEAL NOTARY PUBLIC SEAL
SOUTH DAKOTA

M Perera
NOTARY PUBLIC

My Commission Expires: June 23rd, 2026

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Deborah Dale Carter** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are a member of Dale Family Properties, LLC and that they are authorized by Dale Family Properties, LLC to execute this instrument on its behalf.

Witness my hand, at office, this _____ day of _____, _____.

_____
NOTARY PUBLIC

My Commission Expires:_____

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY