Karen Johnson Davidson County
Batch# 770344 DEEDQC
12/08/2021 02:48:04 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211208-0162922

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref: (62187)
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Greenbriar Apartment Partnership 309 White Bridge Road C/O George Gianikas Nashville, TN 37209	SAME

TAX MAP-PARCEL NUMBERS: partial interest in 11810009300

QUITCLAIM DEED OF CORRECTION

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and in order to vest the property in the correct name, the undersigned **Albert J. Dale, III and Jo Darlene Corley, successor Co-Trustees of the Dale Family Trust,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer, quitclaim and convey unto **Albert J. Dale, III and Jo Darlene Corley, successor Co-Trustees of the Dale TN QTIP Trust,** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A tract or parcel of land located in Nashville, Davidson County, Tennessee, being part of Lot No. 2 on the plan of Nathaniel A. McNairy Land as of record in Minute Book E, pages 564 and 565, of the Chancery also recorded in Plan Book 1, page 29, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey by A & A Engineers, Inc. dated July 7, 1979 as follows:

Beginning at a point of the northerly right-of-way line of Woodmont Boulevard, as widened, at the most southeasterly corner of Pleasant Valley Subdivision of record at Book 1424, page 63, Register's Office for Davidson County, Tennessee, being 150 feet in a northerly direction from the center line of Woodmont Boulevard; thence, with the northerly margin of Woodmont Boulevard North 84 degrees 55 minutes 09 seconds East 185.59 feet to a point; thence, continuing along said northerly margin of Woodmont Boulevard, South 49 degrees 34 minutes 55 seconds East 42.04 feet to a point; thence, continuing along said northerly right of way of Woodmont Boulevard North 84 degrees 55 minutes 09 seconds East 125.00 feet to a point; thence, North 40 degrees 11 minutes 52 seconds East 83.62 feet to a point; thence, North15 degrees 58 minutes 04 seconds West 283.59 feet to a concrete monument; thence, North 18 degrees 43 minutes 34 seconds West 42.50 feet to a point; thence, South 85 degrees 07 minutes 00 seconds West 283.68 feet to a concrete monument in the easterly line of Pleasant Valley Subdivision; thence, along said easterly line of Pleasant Valley Subdivision South 3 degrees 16 minutes 06 seconds East 54.20 feet to a point; thence, continuing along said easterly line of Pleasant Valley Subdivision South 4 degrees 17 minutes 28 seconds West 36.75 feet to a concrete monument; thence, continuing along said easterly line of Pleasant Valley Subdivision South 5 degrees 50 minutes 44 seconds West 249.30 feet to a point; thence, continuing along said easterly line of Pleasant Valley Subdivision South 15 degrees 50 minutes 10 seconds East 13.67 feet to the point of beginning.

Being a one-quarter interest in property conveyed to J. M. Grissim, Trustee with full power to sell, transfer, convey, or encumber, without joinder of any beneficiary, by Installment Deed from Billie Francis Wills Townes dated February 14, 1979 and recorded on February 14, 1979, of record in Book 5395, page 356, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 21, 1994, recorded March 1, 1994, of record in Book 9262, page 332, said

Register's Office, subject property was conveyed to Greenbriar Apartment Partnership, a Tennessee general partnership comprised of Roy C. Flowers, George Gianikas, Albert J. Dale, Jr. and Ann W. Peffen. Subject property was further conveyed to Greenbriar Apartment Partnership, a Tennessee general partnership comprised of George Gianikas as to a 1/4 interest, Lola Katherine Dale, Trustee with full power, established under the Dale Family Trust as to a 1/4 interest, Ann W. Peffen as to a 1/4 interest, John Gianikas and spouse, Susan Gianikas as to a 1/8 interest, and Tim Gianikas as to a 1/8 interest, by Quitclaim Deed dated May 10, 2012, recorded May 17, 2012, of record in Inst. No. 20120517-0042566, said Register's Office.

By instrument entitled Change of Trustee for the Dale Family Trust and the Dale Tennessee QTIP Trust, Lola Katherine Dale resigned as Trustee for both trusts and designated Albert J. Dale, III and Jo Darlene Corley as successor Co-Trustees of both the Dale Family Trust and the Dale Family QTIP Trust.

The Quitclaim Deed dated May 10, 2012, recorded May 17, 2012, of record in Inst. No. 20120517-0042566, Register's Office for Davidson County, Tennessee vested a one-fourth (1/4) interest in the property in the Dale Family Trust in error. This deed is executed to correct that error and vest the property in the Dale Tennessee QTIP Trust, both trusts having been created simultaneously in the Last Will and Testament of Albert J. Dale, Jr. of record in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) Docket No. 08P-78.

This is improved property known as: 3000 Franklin Pike, Nashville, TN 37204

WITNESS THE EXECUTION HEREOF on the dates reflected in each notary acknowledgment.

The Dale Family Trust

Albert J. Dale, III, successor Co-Trustee

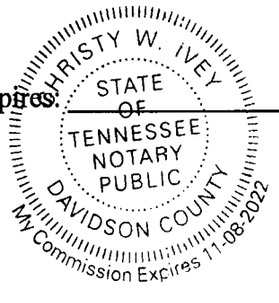
Jo Darlene Corley, successor Co-Trustee

State of Tennessee

County of Davidson

On December 6, 2021, before me the undersigned authority, personally appeared **Albert J. Dale, III,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

My Commission Expires:



Notary Public

Register's Office, subject property was conveyed to Greenbriar Apartment Partnership, a Tennessee general partnership comprised of Roy C. Flowers, George Gianikas, Albert J. Dale, Jr. and Ann W. Peffen. Subject property was further conveyed to Greenbriar Apartment Partnership, a Tennessee general partnership comprised of George Gianikas as to a 1/4 interest, Lola Katherine Dale, Trustee with full power, established under the Dale Family Trust as to a 1/4 interest, Ann W. Peffen as to a 1/4 interest, John Gianikas and spouse, Susan Gianikas as to a 1/8 interest, and Tim Gianikas as to a 1/8 interest, by Quitclaim Deed dated May 10, 2012, recorded May 17, 2012, of record in Inst. No. 20120517-0042566, said Register's Office.

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This is improved property known as: 3000 Franklin Pike, Nashville, TN 37204

WITNESS THE EXECUTION HEREOF on the dates reflected in each notary acknowledgment.

The Dale Family Trust

_____
Albert J. Dale, III, successor Co-Trustee

Jo Darlene Corley
_____
Jo Darlene Corley, successor Co-Trustee

State of Tennessee

County of Davidson

On December ____, 2021, before me the undersigned authority, personally appeared **Albert J. Dale, III,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

_____
Notary Public

My Commission Expires: _____

State of Tennessee

County of Davidson

On December 9, 2021, before me the undersigned authority, personally appeared **Jo Darlene Corley,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

Kimberly H. Frank
Notary Public

My Commission Expires: 10-18-22

KIMBERLY H FRANK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $ -0-

Affiant

Sworn and subscribed before me on _____, 2021.

Notary Public

My Commission Expires: _____

State of Tennessee

County of Davidson

On December ____, 2021, before me the undersigned authority, personally appeared **Albert J. Dale, III,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

_____
Notary Public

My Commission Expires: _____

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $ -0-

Albert J. Dale III
Affiant

Sworn and subscribed before me on Dec 6, 2021.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022