Karen Johnson Davidson County
Batch# 855506 DEEDWARR
05/13/2022 11:43:30 AM 5 pgs
Fees: $28.00 Taxes: $1,295.00
20220513-0055441

This Instrument Prepared by:
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Dale Family Properties, LLC
1690 Manhasset Place
Dunwoody, GA 30338

**SEND TAX BILL TO:**
New Owner

**MAP/PARCEL 64-1-11**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Belinda Craig Brewer, ¼ undivided interest and Joel Alan Craig, a ¼ undivided interest, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Dale Family Properties, LLC, a Tennessee limited liability company, hereafter called the GRANTEES,** its heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, 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 (S 02 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, 100.05 feet (N 02 degrees 50 minutes 17 seconds E, 100.00 feet per record plat) to the POINT OF BEGINNING.**

**Being the same property conveyed to Belinda Craig Brewer, a 1/4 undivided interest, and Joel Alan Craig, a 1/4 undivided interest, by Executor's Quitclaim Deed from Belinda C. Brewer, Executrix of the Estate of Dorothy A. Craig, dated April 28, 2015, and of record in Instrument No. 20150513-0044005, Register's Office for Davidson County, Tennessee.**

**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 the fee simple owner of their ½ interest in the subject property. Dorothy J. Craig is also known as Dorothy A. Craig and Dorothy Ann Craig.**

This is improved/unimproved property known as: **3127 Dickerson Pike, Nashville, Tennessee 37207.**

**Craig as the fee simple owner of their ½ interest in the subject property. Dorothy J. Craig is also known as Dorothy A. Craig and Dorothy Ann Craig.**

This is improved/unimproved property known as: **3127 Dickerson Pike, Nashville, Tennessee 37207.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES his/their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 2nd day of May, 2022.

**WITNESS MY HAND** on this the 2nd day of May, 2022.

**Belinda Craig Brewer**

**Joel Alan Craig**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Belinda Craig Brewer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 2nd day of May, 2022.

NOTARY PUBLIC

My Commission Expires: 09/23/2025

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**Craig as the fee simple owner of their ½ interest in the subject property. Dorothy J. Craig is also known as Dorothy A. Craig and Dorothy Ann Craig.**

This is improved/unimproved property known as: **3127 Dickerson Pike, Nashville, Tennessee 37207.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES his/their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 2nd day of May, 2022.

**WITNESS MY HAND** on this the 2nd day of May, 2022.

**Belinda Craig Brewer**

**Joel Alan Craig**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Belinda Craig Brewer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 2nd day of May, 2022.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Joel Alan Craig,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 2nd day of May, 2022.

NOTARY PUBLIC

My Commission Expires: 09/07/2025

HAMIK GARABEDIAN
Notary Public - California
Los Angeles County
Commission # 2374255
My Comm. Expires Sep 7, 2025

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $350,000.00.

AFFIANT

Subscribed and sworn to before me this the 2nd day of May, 2022.

NOTARY PUBLIC

My Commission Expires: 09/23/2020

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No: 22[illegible]

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 5, 2022.

Affiant Signature

Date: 5-5-22

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 5th day of May, 20 22

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024