ADDRESS OF NEW OWNER &
SEND TAX NOTICES TO:
James Roger Dale, Jr. &
Melanie Amber Dale
1511 Mohawk Trace
Madison, TN 37072
Map: 53 Parcel: 090 076.00

THIS INSTRUMENT PREPARED BY:
Freeman & Bracey, PLC
Attorneys at Law
885 Conference Drive, Ste. 500

EXECUTOR'S DEED

THIS QUITCLAIM DEED made this the 15th day of March, 2023, between **PATRICIA FOX-DALE AS EXECUTRIX OF THE ESTATE OF JAMES R. DALE** as Grantor, and **JAMES ROGER DALE, JR. and MELANIE AMBER DALE,** referred to herein as Grantees.

WITNESSETH:

WHEREAS, James R. Dale died on October 13, 2022, testate, a citizen and resident of Davidson County, Tennessee. His Last Will and Testament was admitted to probate in the Estate of James R. Dale, Case # 22P2071 in the Seventh Circuit Court of Davidson County, Tennessee with the above-named, Patricia Fox-Dale being appointed as Executrix of the Estate; and

WHEREAS, James R. Dale died owning a tract of land located at **804 Tamarack S. Madison, Tennessee 37115**; whereas said Will referenced the property as 504 Tamarack S. Madison, Tennessee 37115 and said legal description of the property owned by the Decedent, James R. Dale at time of his death is more particularly described below; and

NOW, THEREFORE, in consideration of the foregoing, **PATRICIA FOX-DALE**, in her capacity as Executrix of the Estate of James R. Dale, does hereby bargain, sell, and QUITCLAIM unto **JAMES ROGER DALE, JR. AND MELANIE AMBER DALE**, all of her right, title and interest in and to the below described property, being a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 55-B, Kimbolton Subdivision, Phase 2, Zone Lot Division of Lots 51, 54, 55 and 57, recorded in Book 6900, Page 891, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Virginia Dale and James Roger Dale by Deed of record in Deed Book 10496, page 740, Register's Office for Davidson County, Tennessee. It is intended by this conveyance that James Roger Dale have fee simple title, absolute, in and to the above described property. Said property being further conveyed to James Roger Dale by Warranty Deed from Virginia Dale dated October 18, 2004 of record in Instrument No. 20041019-0125831, said Register Office of Davidson county Tennessee.

Karen Johnson Davidson County
Batch# 981228 DEEDQC
03/15/2023 04:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230315-0018849

202303150018849

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.

ESTATE OF JAMES R. DALE

By: Patricia Fox-Dale

PATRICIA FOX-DALE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **PATRICIA FOX-DALE** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of the Estate of James R. Dale the within named bargainor, an Estate, and that she, as such Executrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by herself as such Executrix.

Witness my hand and official seal at office this the 15 day of March, 2023.

My commission expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

This instrument is exempt from Tennessee Recording Tax pursuant to T.C.A. §67-4-409 (a)(3)(D), as a deed executed by an executor to implement a testamentary devise.

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, do hereby make oath that I am a licensed attorney and/or 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 3/15/23 [DATE].

DFPark

AFFIANT SIGNATURE

3/15/2023

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 15 day of March, 2023.

Caitlin Turner

Notary Signature
My Commission Expires: 7/22/23
[SEAL]

