Karen Johnson Davidson County
Batch# 1198860 DEEDWARR
10/30/2024 03:19:30 PM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20241030-0083763

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $340,000.00

Affiant

Subscribed and sworn to before me, this 21st day of Oct., 2024.

Notary Public
My commission expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Sergio Federico Rosales **Reyes Rosales Reyes**	First Colony Mortgage Corp.	**04310011100**
161 Scalf Dr	2100 W. Pleasant Grove Blvd, Ste. 100	
Madison, TN 37115	Pleasant Grove, UT 84062	

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, a Tennessee for profit Corporation

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

Reyes Rosales Reyes and Sergio Federico Rosales, Joint Tenants

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:

Land in Davidson County, Tennessee, being Lot No. 3, Final Plat of Mardalee Subdivision, of record in Instrument No. 20020328-0038222, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being a portion of the same property conveyed to Dale Family Properties, LLC, a Tennessee for profit corporation, by Quitclaim Deed from Diane Dale Haviland, aka Diane Dale Harrison, and Deborah Dale Carter, dated July 21, 2020, of record in Instrument No. 20200722-0080355, in the 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 161 Scalf 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.

Dale Family Properties, LLC, a Tennessee for profit Corporation

By Diane Dale Harrison Date: 10/21/24
Diane Dale Harrison, member

By_____ Date:_____
Deborah Dale Carter, member

STATE OF Georgia
COUNTY OF Gordon

Personally appeared before me, a Notary Public of said County and State, Diana Dale Harrison and Deborah Dale Carter, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are members of Dale Family Properties, LLC and authorized by Dale Family Properties, LLC to executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of October, 2024.

Lucette Smith
NOTARY PUBLIC

My Commission Expires: 12-11-26

LUCETTE SMITH
NOTARY PUBLIC
COMMISSION # W-00584805
EXPIRES 12-11-2026
GORDON COUNTY, GEORGIA

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 161 Scalf 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.

Dale Family Properties, LLC, a Tennessee for profit Corporation

By_____ Date:_____
Diane Dale Harrison, member

By Deborah Dale Carter Date: 10/21/2024
Deborah Dale Carter, member

STATE OF South Dakota

COUNTY OF Union

Personally appeared before me, a Notary Public of said County and State, Diana Dale Harrison and Deborah Dale Carter, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are members of Dale Family Properties, LLC and authorized by Dale Family Properties, LLC to executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of October, 2024.

TIRA JOHNSON
SEAL NOTARY PUBLIC SEAL
SOUTH DAKOTA

Tira Johnson
NOTARY PUBLIC

My Commission Expires: 3/29/27

True Copy Certification

I, Yvette Meldrum, 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 October 21, 2024.

Signature
October 21, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this October 21, 2024

Notary's Signature

My Commission Expires: 4-13-25

