Prepared by T. Jake Wolaver
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Return to Middle Tennessee Law Group, PLLC

Karen Johnson Davidson County
Batch # 1228791 DEEDWARR
01/22/2025 11:43:28 AM 10 pgs
Fees: $53.00 Taxes: $797.72
20250122-0004905

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Karin Coble Eaton**, a married person, **Elizabeth Coble McDonald**, a married person, and **George William Coble, III**, a married person; and **Helen H. Dale, Trustee of the James C. Dale, III, Family Share Trust created under the Last Will and Testament of James C. Dale, III**; and **Adrienne Anne Meislohn n/k/a Adrienne Meislohn Dale**, an unmarried person; and **Lewis I. Dale, Trustee of the Lewis I. Dale Living Trust, under agreement dated the 12th day of October, 1995**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Chandler Mitchell and wife, McKinley Mitchell**, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, beginning at the northwest corner of a tract of 6 ½ acres, more or less, conveyed to J. A. Owens by deed of J.C. Dale, and wife, dated November 12, 1912, and recorded in Book 454, Page 24, Register's Office for Davidson County, Tennessee; thence South 74 degrees 30 minutes East 677.0 feet, more or less, to an iron pin, the northeast corner of said 6 & ½ acre tract conveyed to J. A. Owens; thence North 25 degrees 15 minutes East 576.0 feet to an iron pin in the east boundary line of the

above-described property; thence North 49 degrees West 515.0 feet to a cottonwood tree in the east margin of Whites Creek at the junction of Whites Creek and Clear Lick Creek; thence with the meanders of Clear Lick Creek and along the center thereof North 16 degrees 15 minutes West 190.0 feet, North 49 degrees West 145.0 feet, North 60 degrees 15 minutes West 270.0 feet, North 57 degrees 45 minutes West 279.0 feet, North 47 degrees 45 minutes West 152.0 feet, North 74 degrees West 80.0 feet, North 31 degrees 15 minutes West 194.0 feet to the center of the concrete bridge spanning Clear Lick Creek at Hunter's Store; thence with the center of Lickton Pike South 19 & ½ degrees East 643.5 feet, thence continuing with the center of said pike South 18 & ½ degrees East 767.25 feet and South 2 & ¾ degrees West 191.4 feet to the point of beginning, containing **21.8 acres** more or less, according to survey of George W. Watkins, Surveyor, dated September 8, 1960.

Being the same property conveyed to Karin Dale Coble, James C. Dale, III, John Gilbert Dale, and Lewis Ingram Dale, equally as tenants in common, by Quitclaim Deed from James C. Dale, III, and Karin Dale Coble, Co-Executors of the Estate of Ina Ingram Dale, deceased, of record as Instrument No. 20040223-0020492, Register's Office of Davidson County, Tennessee.

Karin Dale Coble died testate on August 15, 2017, and by her Last Will and Testament of record in Probate Case No. 17P1729, Probate Court of Davidson County, Tennessee, devised the above-described property to her three living children, Karin Coble Eaton, Elizabeth Coble McDonald, and George William Coble, III.

James C. Dale, III, died testate on July 10, 2009, and by his Last Will and Testament of record in Probate Case No. 09P1141, Probate Court of Davidson County, Tennessee, devised the above-described property to the James C. Dale, III, Family Share Trust, said Trust being created under his Last Will and Testament, with Helen H. Dale named as Trustee.

John Gilbert Dale died testate November 8, 2011, in Monmouth County, New Jersey, and by his Last Will and Testament of record in Probate Case No. 24P1659, Probate Court of Davidson County, Tennessee, strictly for muniment of title, devised the above-described property to Adrienne Anne Meislohn n/k/a Adrienne Meislohn Dale. The Order Granting Petition to Probate Will as Muniment of Title Only also being of record as Instrument No. 20241010-0078731, Register's Office of Davidson County, Tennessee; the Last Will and

Testament also being of record as Instrument No. 20241010-0078732, Register's Office of Davidson County, Tennessee.

Lewis Ingram Dale conveyed his interest in the above-described property to Lewis I. Dale, Trustee of the Lewis I. Dale Living Trust, under agreement dated the 12th day of October, 1995, by Quitclaim Deed of record as Instrument No. 20220714-0080846, Register' Office of Davidson County, Tennessee.

Being also known as 0 Lickton Pike, Whites Creek, TN 37189.

Tax/Map ID: 031-00-0-038.00

Description same as previous deed.

FIRST PARTY warrants that no other individual or entity holds any other interest in the above-described property, whether marital or otherwise. FIRST PARTY further warrants that the above-described property is not and has never been his/her personal residence.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes; rollback taxes if the property ceases to remain eligible for Greenbelt certification; drainage easement as conveyed to the State of Tennessee by instrument of record in Book 4608, Page 762, Register's Office of Davidson County, Tennessee; right of way for Lickton Pike; and the flow of any creeks, streams, or branches across subject property.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 13th day of January, 2025.

Karin Coble Eaton

STATE OF TENNESSEE

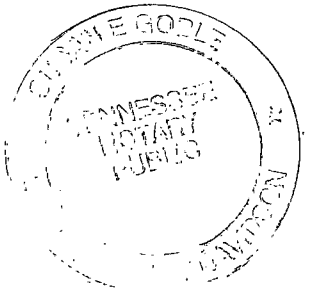
COUNTY OF Davidson

Personally appeared before me, the undersigned, Karin Coble Eaton, with whom I am personally acquainted, and who acknowledged under oath that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13 day of January, 2025.

My commission expires:
November 2, 2026

Notary Public



IN WITNESS WHEREOF, this conveyance has been executed on the 13th day of January, 2025.

Elizabeth Coble McDonald

Elizabeth Coble McDonald

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, Elizabeth Coble McDonald, with whom I am personally acquainted, and who acknowledged under oath that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of January, 2025.

My commission expires:
8/6/2028

Notary Public

HANNAH WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-06-2028

IN WITNESS WHEREOF, this conveyance has been executed on the 17th day of January, 2025.

George William Coble, III

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, George William Coble, III, with whom I am personally acquainted, and who acknowledged under oath that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of January, 2025.

My commission expires: 3/3/2026

Notary Public

AMY M. STEPP
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

IN WITNESS WHEREOF, this conveyance has been executed on the 14th day of January, 2025.

Helen H Dale, Trustee

Helen H. Dale, Trustee of the James C. Dale, III, Family Share Trust created under the Last Will and Testament of James C. Dale, III

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, Helen H. Dale, with whom I am personally acquainted, and who acknowledged under oath that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is Trustee of the James C. Dale, III, Family Share Trust created under the Last Will and Testament of James C. Dale, III, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14th day of January, 2025.

Ryleigh Lane Boyd

Notary Public

My commission expires:

November 28, 2026

RYLEIGH LANE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

IN WITNESS WHEREOF, this conveyance has been executed on the 9th day of January, 2025.

Adrienne Meislohn Dale

Adrienne Meislohn Dale

STATE OF NEW JERSEY

COUNTY OF Monmouth

Personally appeared before me, the undersigned, Adrienne Anne Meislohn n/k/a Adrienne Meislohn Dale, with whom I am personally acquainted, and who acknowledged under oath that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of ~~January~~, 2025.

My commission expires:
08·18·2026

Notary Public

LAURA A CAYTON - NOTARY PUBLIC
NO. 2278101
COMM. Exp. August 18, 2026
NEW JERSEY

IN WITNESS WHEREOF, this conveyance has been executed on the 14th day of January, 2025.

Lewis I. Dale, Trustee

Lewis I. Dale, Trustee of the Lewis I. Dale Living Trust, under agreement dated the 12th day of October, 1995

STATE OF FLORIDA

COUNTY OF Pinellas

Personally appeared before me, the undersigned, Lewis I. Dale, with whom I am personally acquainted, and who acknowledged under oath that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Trustee of the Lewis I. Dale Living Trust, under agreement dated the 12th day of October, 1995, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14 day of January, 2025.

My commission expires:
11/19/27

Anne M. Baker
Notary Public

ANNE M. BAKER
Commission # HH 423277
Expires November 19, 2027

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $215,600.00.

Affiant

Subscribed and sworn to before me, this 13th day of January, 2025.

My commission expires:
01/25/2026

Notary Public

KAYLA DANIELLE STANLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MAURY COUNTY
MY COMMISSION EXPIRES 1-25-2026

NEW PROPERTY OWNERS:

Chandler Mitchell and McKinley Mitchell

119 Carters Glen Place

Franklin, Tennessee 37064

PERSON(S) RESPONSIBLE FOR TAXES:

Chandler Mitchell and McKinley Mitchell

119 Carters Glen Place

Franklin, Tennessee 37064