Karen Johnson Davidson County
Batch# 1280519 DEEDQC
06/02/2025 12:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250602-0043105

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
611 Woodland Street
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Diane Harrison and Deborah Carter 1690 Manhasset Place Dunwoody, GA 30338	SAME	060-04-0-096.00

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 29 day of May, 2025, between **Dale Family Properties, LLC,** ("Grantor"), and **Diane Harrison and Deborah Carter**, (collectively "Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, 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 Dale Family Properties, LLC, a Tennessee limited liability company by Warranty Deed from Belinda Craig Brewer, a 1/4 undivided interest, and Joel Alan Craig, a 1/4 undivided interest, of record in Instrument No. 202205130055441, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3127 Dickerson Pike, Nashville, TN 37207**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

Dale Family Properties, LLC

BY: Diane Harrison (L.S.)
Diane Harrison

BY: Deborah Carter (L.S.)
Deborah Carter

STATE OF South Dakota
COUNTY OF Union

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Diane Harrison and Deborah Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be authorized agents of Dale Family Properties, LLC, the within named bargainor, a limited liability corporation, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as authorized agents.

WITNESS my hand, at office, this 29 day of May, 2025.

Alicia Gil

Notary Public
My Commission Expires: 10-30-2029

ALICIA GESSLER
SEAL NOTARY PUBLIC SEAL
SOUTH DAKOTA

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

Affiant/Grantee

Subscribed and sworn to before me this 29 day of May, 2025.

Notary Public
My commission expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 May 29, 2025

June 2, 2025

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 2 day of June, 2025

Notary Public:

My Commission Expires: 7.6.26