Karen Johnson Davidson County
Batch# 1280524 DEEDQC
06/02/2025 12:28:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250602-0043110

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
Fransisco Castro and Claudia Diaz 165 Scalf Drive Madison, TN 37115	SAME	043-10-0-110.00

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 29 day of May, 2025, between **Dale Family Properties, LLC,** ("Grantor"), and **Fransisco Javier Chavez Castro and Claudia Miriam Castro Diaz**, (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:

> Land in Davidson County, Tennessee being Lot 2 as shown on the Final Plat of Mardalee Subdivision, of record Instrument No. 20020328-0038222 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Dale Family Properties, LLC by quitclaim deed from Diane Dale Harrison and Deborah Dale Carter, dated July 21, 2020, and recorded as Instrument No. 20200722-0080355, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **165 Scalf Dr., Madison, TN 37115**

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 GESSLER
SEAL NOTARY PUBLIC SEAL
SOUTH DAKOTA

Alicia Gessler
Notary Public
My Commission Expires: 10-30-2029

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