Karen Johnson
Batch # 1311662
08/19/2025 10 36.04 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250819-0066165

This instrument prepared by:

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jlfordhamlaw@gmail com

Zale Dowlen, #026816
(615) 497-0763
zale@dowlenlaw com

PO Box 335
Goodlettsville, Tennessee 37070

ADDRESS NEW OWNER:
Richard Bryan Dalton Jr, Amber Michelle Hooberry and Victoria Ann Dalton
5742 Eatons Creek Road, Joelton, Tennessee 37080

SEND TAX BILL TO:
Same

MAP/PARCEL:
029 00 0 296.00

AFFIDAVIT OF HEIRSHIP QUITCLAIM DEED

KNOW ALL PERSONS by these presents that the undersigned heir(s) of Richard B. Dalton, who passed away intestate on April 12th, 2022 for and in consideration of the sum of zero dollars ($0.00), and sufficiency of which is hereby acknowledged, now conveys, releases and forever quitclaims unto themselves as the sole lawful heirs of the deceased, by operation of statute, all right, title and interest in and to a certain tract of land described below

Land in Davidson County, Tennessee, described according to a survey by Edwin D Worsham, dated April 13, 1977, as Tract No. 2, as follows:

Beginning at an iron pin in the easterly margin of Eatons Creek Road at the southwesterly corner of R.L Jarrett property; thence South 79 Degrees, 05' 30" East 400 feet to an iron pin; thence South 13 Degrees 23' 37" East 345.83 feet to an iron pin; thence South 17 Degrees 09' 35" West 197.96 feet to an iron pin; thence South 89 Degrees 00' 00" West 160 feet to a six inch white oak; thence North 04 Degrees 29' 27" West 262.24 feet to an iron pin; thence North 57 Degrees 57' 02" West 279.22 feet to an iron pin in the easterly margin of Eatons Creek Road; thence North 02 Degrees 35' 23" East 114.22 feet along the easterly margin of Eatons Creek Road to an iron pin· thence continuing around a curve in a generally northeasterly direction along Eatons Creek Road 220.08 feet to the point of beginning and containing 4.35 acres, more or less.

Being the same property conveyed to Richard B. Dalton by Quitclaim Deed from Richard B. Dalton and Victoria Ann Dalton dated August 18th, 2020 and filed August 24th, 2020, Instrument # 20200824-0095670, Register of Deeds Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record and encumbrances as may affect the premises.

The property is commonly known as 5742 Eatons Creek Road, Joelton, Tennessee 37080.

The undersigned grantor is the only heir at law of the deceased. Being duly sworn, she declares as follows:

1. Facts:
    a. Richard B. Dalton passed away on April 12th, 2022.
    b. When he passed, he was married to Victoria Ann Dalton.
    c. His children are Richard Bryan Dalton Jr, and Amber Michelle Hooberry. Both of which are still living.
2. Upon the passing of the above, title to this property legally vested with me pursuant Tenn Code Ann. § 31-2-103.

Witness my hand the 31 day of July 2025.

Richard Bryan Dalton Jr

SWORN to and subscribed before me this the 31 day of July 2025.

KIM CROWE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MADISON MY COMM. EXP. APRIL 07, 2029

NOTARY PUBLIC
My commission expires:
4-7-29

***

Witness my hand the 9th day of July 2025.

Amber Michelle Hooberry

SWORN to and subscribed before me this the 9th day of July 2025.

JACOB L FORDHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC
My commission expires:

JAN 30 2029

***

Witness my hand the 9th day of July 2025.

Victoria Ann Dalton
Victoria Ann Dalton

SWORN to and subscribed before me this the 9th day of July 2025.

JACOB L FORDHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC
My commission expires:

JAN 30 2029

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed.

Witness my hand the 9th day of July 2025.

Victoria Ann Dalton
Victoria Ann Dalton

SWORN to and subscribed before me this the 9th day of July 2025.

JACOB L FORDHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC
My commission expires:

JAN 30 2029

This instrument was prepared upon information furnished by the transferor. No independent title search has been made. This does not warrant title.