Davidson County DEEDQC
Recvd: 02/08/16 16:23 4 pgs
Fees:22.00 Taxes:0.00
20160208-0012269

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED
TO CREATE JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
GARY LUKE SMITH SUSAN LADD-SMITH 10495 Central Pike Mt. Juliet, TN 37122	Same	Map: 54-13 Parcel: 51

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged and in order to create a joint tenancy with right of survivorship, the undersigned, SUSAN LADD-SMITH (a/k/a Susan Ladd), by these presents does hereby quitclaim and convey unto herself, SUSAN LADD-SMITH (a/k/a Susan Ladd) and her son, GARY LUKE SMITH, as joint tenants with right of survivorship, their heirs and assigns, all of our right, title and interest in and to the property described on Exhibit A hereto.

The description on Exhibit A hereto is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 7 day of January, 2016.

Susan Ladd-Smith
SUSAN LADD-SMITH (a/k/a Susan Ladd)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, SUSAN LADD-SMITH (a/k/a Susan Ladd), the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7 day of January, 2016.

Notary Public

My Commission Expires:
11-5-19

FIORELLA CARR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Susan Ladd-Smith
Affiant

Subscribed and sworn to before me
this 7 day of January, 2016.

Notary Public

My Commission Expires:
11-5-19

FIORELLA CARR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 17 on the Plan of Life & Casualty Insurance Company's Subdivision of Dabbs and Elliott's property of record in Book 843, Page 56, Register's Office for said County and described according to a survey made by Southern Land and Associates, Inc., dated July 22, 1976 as follows:

BEGINNING as a point in the easterly margin of Old Hickory Boulevard at the northwest corner of the Scott property, thence north 63 degrees 23' 25" E. 148.00' to an iron pin; thence north 00 degrees 25' 25" E. 176.61' to an iron pin; thence south 54 degrees 43' 44" W. 255.78' to an iron pin in the easterly margin of Old Hickory Boulevard, thence with the easterly margin of said Boulevard southeasterly 121.33' to the point of beginning.

Being the same property conveyed to Susan Ladd, by deed of record in Book 5550, page 478, Register's Office of Davidson County, Tennessee.

15712173.1

True Copy Certification

I, A. Danielle Burns, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

A. Danielle Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, A. Danielle Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: May 6, 2019
Notary' Seal (if on paper)

