Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20160208-0012270

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: 103-160E Parcels: 030.0000

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 Unit No. 30 of the Whitland Place Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6131, page 722, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth therein. Reference is hereby made to the plat of the Whitland Place Condominium, of record in Book 5200, page 597, in said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Susan Ladd-Smith, by deed of record in Book 9717, page 386, Register's Office of Davidson County, Tennessee.

The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record in Book 611, page 753, said Register's Office; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a horizontal Property Regime of The Whitland Place Condominiums; and taxes for the current year which have been prorated and assumed by the Grantee herein.

15755753.1

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)

