Prepared By and Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. TENNESSEE TITLE SERVICES, LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN.

Subscribed and sworn to before me this 21st day of June, 2017.

Notary

Commission Expires: 3/31/21

Davidson County DEEDQC
Recvd: 06/21/17 15:43 4 pgs
Fees:22.00 Taxes:0.00
20170621-0062674

# QUIT CLAIM DEED

| OWNER | SEND TAX BILLS TO: | MAP & PARCEL |
|---|---|---|
| **Anthony Ladd** | **SunTrust Mortgage** | |
| **3319 Nevada Avenue** | **1001 Semmes Avenue** | **092-13-0-392.01** |
| **Nashville, TN 37209** | **RVW 5093** | |
| | **Richmond, VA 23224** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, We, **Anthony Ladd and Lisa Koenig**, HEREINAFTER CALLED THE GRANTORS, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL OUR RIGHT, TITLE AND INTEREST UNTO, **Anthony Ladd** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 127 on the Map of Hortense Place, of record in Book 161, Page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Anthony Ladd and Lisa Koenig by Warranty Deed from Michael Sullivan Builders, GP, dated November 30, 2016, and recorded December 8, 2016, of record in Instrument No. 20161208-0129104. in the Register's Office for Davidson County, Tennessee.

*This conveyance is made subject to any and all matters, restrictions and/or easements of record.*

This is improved ( X ) unimproved ( ) property, known as 3319 Nevada Avenue, Nashville, TN 37209.

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

Witness my hand this 23 day of May, 2017

**Anthony Ladd**

**Lisa Koenig**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Anthony Ladd**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal at Goodlettsville (city), Tennessee, this 23 day of May, 2017.

MEGHAN L. BLACKWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Exp. JULY 2, 2018

Notary Public

Commission Expires: 7-2-2018

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, **Lisa Koenig**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal at _____ (city), Tennessee, this _____ day of _____, 2017.

Notary Public

Commission Expires: _____

This is improved ( X ) unimproved ( ) property, known as 3319 Nevada Avenue, Nashville, TN 37209.

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

Witness my hand this 24 day of May, 2017

**Anthony Ladd**

**Lisa Koenig**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Anthony / LISA KOENIG Ladd, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal at Nashville (city), Tennessee, this 24th day of May, 2017.

LINDSAY WRIGHT NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

My Commission Expires: July 6, 2020

July 6, 2020

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, [redacted], the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal at _____ (city), Tennessee, this _____ day of _____, 2017.

Notary Public

Commission Expires: _____

## True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY