NEW OWNER:

John Lee Ladd and Vickie Ann Ladd Covel

410 E. Trinity Lane
Nashville, TN 37207

SEND TAX BILLS TO:
New Owner

Parcel 071-08-0-278.00

THIS INSTRUMENT PREPARED BY:

Tressler & Associates, PLLC
Attorneys at Law
212 N Castle Heights Avenue
Lebanon, TN 37087

Probate File No. 16P1821

This instrument was prepared solely from information provided by the parties, no title search or survey was performed.

Space for Recorder's stamp
BILL GARRETT, Davidson County
Trans: T20170060715 DEEDQC
Recvd: 07/17/17 10:31 2 pgs
Fees: 12.00 Taxes: 0.00
20170717-0071472

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Vickie Ann Ladd Covel and John Lee Ladd , devisees under the Last Will & Testament of Gracie Jean Ladd, and Debbie Shumate, as Executrix of the Estate of Gracie Jean Ladd,** and in accordance with the provisions of such Last Will & Testament do hereby convey their entire ownership interest unto **Vickie Ann Ladd Covel and John Lee Ladd, Individually,** their heirs and assigns, forever, all of their right, title and interest in and to the following tract or parcel of land, situate and lying in **Davidson** County, Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Joywood Subdivision of Nashville of record in Plat Book 974, page 45, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William H. Ladd and wife Gracie M. Ladd by Warranty Deed from Paul Blankenship and wife, Nancy E. Blankenship of record in Book 4069, page 855 and re-recorded in Book 4082, page 121, Register's Office for Davidson County, Tennessee, dated October 14, 1966 and recorded on October 20, 1966. William H. Ladd died intestate on June 27, 2002 and had remained married to Gracie M. Ladd, without intervening legal separation or divorce, from the time of acquisition of the property until his passing, thereby vesting title in Gracie M. Ladd as surviving tenant by the entirety. Gracie M. Ladd passed away unmarried on September 21, 2016, leaving a Last Will and Testament devising the above described property to the Grantees herein. Probate for the Last Will and Testament of Gracie Jean M. Ladd was opened in Davidson County being referred to as Case No. 16P1821.

By signing this Deed the Executrix releases any right the Executrix may have to recover this property in the event of insolvency of this estate.

WITNESS MY SIGNATURE this 11 day of July, 2017.

Debbie Shumate, Individually and as Executrix

John Lee Ladd

Vickie Ann Ladd Covel

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Debbie Shumate, John Lee Ladd and Vickie Ann Ladd Covel**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 11 day of July, 2017.

Notary Public

My commission expires: [illegible]

SILVIA GRAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Affiant

Sworn to and subscribed to before me, this the 11 day of July, 2017.

Notary Public

My commission expires: [illegible]

SILVIA GRAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY