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

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.

State of Tennessee
County of Williamson

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

Affiant

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

Notary

Commission Expires: 3/3/21

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Anthony Ladd and	**SunTrust Mortgage**	
Lisa Ladd	**1001 Semmes Avenue**	**92-13-0-392.01**
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, I, **Anthony Ladd, married,** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **Anthony Ladd and wife, Lisa Ladd,** HEREINAFTER CALLED THE GRANTEES, THEIR 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. The said Lisa Koenig having further conveyed her interest in subject property to Anthony Ladd, by Quitclaim Deed of record in Instrument No. 20170621006267 4 in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170069669 DEEDQC
Recvd: 08/11/17 10:37 2 pgs
Fees:12.00 Taxes:0.00

20170811-0082407

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 23rd day of May, 2017

Anthony Ladd

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.

Notary Public

Commission Expires: 7-2-2018

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