Bill Garrett Davidson County
Batch# 123193 DEEDQC
08/01/2018 08:36:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180801-0074811

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Thomas J. Ladd et al **6656 Beacon Lane** **Nashville, TN 37209**	**SAME**	**8D-8828** **Map 102-7** **Parcel 95**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

Thomas J. Ladd

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

Thomas J. Ladd and Thomas Richard Ladd

HEREINAFTER called the GRANTEES, **jointly and with a right of survivorship**, 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. 84 on the Plan of Sec. 26, Charlotte Park, as or record in Book 3700, Page 91, Register's Office for said County.

Said Lot No. 84 fronts 75 feet on the northwesterly side of Beacon Lane, and extends back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Thomas J. Ladd and wife Kitty Sue Ladd from J. Douglas Wright, Jr. and wife, Joan Wright, of record in Book 4174, Page 354, Register's Office for Davidson County, Tennessee. Kitty Sue Ladd having passed away on September 16, 2016, said property being held as tenants by the entirety, her husband Thomas J. Ladd became the sole owner at her death.

Note 1: The Grantor and one of the Grantees are one and the same person, Thomas J. Ladd.

Note 2: It is the intention of the Grantor by this deed to create a right of survivorship, such that at the passing of either Grantee, the other Grantee will be the sole owner of said property in fee simple.

This is improved property known as **6656 Beacon Lane, Nashville, TN 37209.**

WITNESS MY HAND this the 26th day of July, 2018.

Thomas J. Ladd

Thomas J. Ladd, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **THOMAS J. LADD,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 26th day of July, 2018.



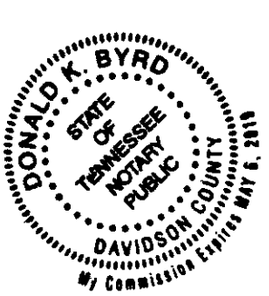
NOTARY PUBLIC
My Commission Expires: May 6, 2019

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 26th day of July, 2018.



NOTARY PUBLIC
My Commission Expires: May 6, 2019