Box 14

G#X- 0358-3

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 217474 DEEDQC
04/15/2019 09:08:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190415-0033884

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 11 day of April, 2019.

Notary Public

My commission expires: 7·8·2019

(AFFIX SEAL)

CARYLYN S. PRIEST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kenneth Michael Ladd	**"New Owner"**	**148-12-0-015-00**
902 Lydia Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Sandra Lou Ladd, a widow

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Kenneth Michael Ladd, unmarried and Sandra Lou Ladd, a widow, as holder and owner of a life estate interest for and during the life of Sandra Lou Ladd

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO 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. 27, on the Plan of Lori Heights, as of record in Book 3106, Page 123, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID Lot No. 27 fronts 127.92 feet on the northerly side of Lydia Drive and extends back 124 feet on the westerly line and 129.62 feet on the easterly line, to a broken line in the rear on which it measures 111.0 feet.

BEING the same property conveyed to Kenneth Wayne Ladd and wife Sandra Lou Ladd, by Warranty Deed from A.S. Rader (joined by wife, Mary Ellen Rader), dated January 10, 1964, of record in Book 3674, Page 151, Register's Office for Davidson County, Tennessee.

THE said Kenneth Wayne Ladd having died on October 4, 2001, vesting the property to Sandra Lou Ladd, as surviving tenant by the entirety.

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NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

SAID PROPERTY IS CONVEYED SUBJECT TO THE LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEY'S TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is Improved property known as: **902 Lydia Drive Antioch, Tennessee 37013**

Witness our hand(s) this 11th day of **April, 2019.**

Sandra Lou Ladd

Sandra Lou Ladd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra Lou Ladd**, the 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 11th **day of April, 2019.**

Jessica D. Puckett

Notary Public
My Commission Expires: Nov. 8th 2021

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY