Karen Johnson Davidson County
Batch# 620581 DEEDQC
04/22/2021 10:22:34 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210422-0053988

This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP
(BAS)
333 Commerce Street, Suite 1050
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
William Ward Bush 3581 Forte Road Joelton, TN 37080	Same	02900016100

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JAMES J. LADIEU** and wife, **ALBENNIA W. LADIEU** (hereinafter "Grantors"), do hereby quitclaim and convey unto **WILLIAM WARD BUSH**, an individual ("Grantee"), all of Grantors' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described with greater particularity in **Exhibit A**, attached and incorporated by reference (the "Property")

This is unimproved property. The Property is conveyed subject to all limitations, matters that would be shown on a survey, restrictions and encumbrances as may affect the Property, including without limitation all zoning restrictions, and irrespective of whether such limitations, matters, restrictions and encumbrances are of record.

[signatures and notaries continued on following pages]

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 21st day of April, 2021.

GRANTORS:

JAMES J. LADIEU

ALBENNIA W. LADIEU

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

ALBENNIA W. LADIEU

Subscribed and sworn to before me, this 21st day of April, 2021.

NOTARY PUBLIC

My Commission Expires:

5/3/2021

SATENA SCOGGIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

*The preparer of this Quitclaim Deed has not performed a title search, reviewed a survey or reviewed restrictive covenants, etc. for purposes of the conveyance. They relied upon information provided by Grantors.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for this State and County), **JAMES J. LADIEU**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2021.

Notary Public

My Commission expires:
5/3/2021

SATENA SCOGGIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for this State and County), **ALBENNIA LADIEU**, the within named bargainor, 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, at office, this 21st day of April, 2021.

Notary Public

My Commission expires:

5/3/2021

SATENA SCOGGIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

REAL PROPERTY DESCRIPTION

A certain piece or parcel of land situated in the 14th, old 24th, Civil District of Davidson County, on the head waters of Little Marrowbone Creek, bounded and described as follows, to wit:

Beginning at a stone, hickory, dogwood and chestnut pointers, Cato's southwest corner, thence North 2° east 47-53/100 poles to a stake, chestnut and black oak pointers; thence North 88° West 50 ½ poles, to a stake in Garrett's east line, beech, black oak and dogwood pointers; thence South 2° West 47-53/100 poles to a stake, white oak and dogwood pointers; thence South 88° East 50 ½ poles to the beginning, containing fifteen acres.

Being the same property conveyed to James J. Ladieu and wife, Albennia Ladieu by quitclaim deed of record in Book 10817, Page 500, Register's Office for said County.