Warranty Deed

Karen Johnson Davidson County Batch# 629915 DEEDWARR 05/06/2021 09:26:30 AM 3 pgs Fees: $18.00 Taxes: $1,002.70 20210506-0060785	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $271,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of May, 2021. Notary Public My commission expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Marcus Avery Threadcraft	Pinnacle Bank	082-15-0A-088.00-CO
2115 Yeaman Place #422	150 3rd Ave S Ste 1000	
Nashville, TN 37206	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HELEN O. LADD, A SINGLE PERSON AND TRECI R. LADD, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARCUS AVERY THREADCRAFT, UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit 422 and Parking Space 147, 5th and Main Condominiums, as Established Under Master Deed of Record in Instrument No. 20060630-0078751, Amended at Instrument Nos. 20070104-0001656, 20070724-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741 and 20121017-0095419, in the Register's Office, Davidson County, Tennessee, to Which Master Deed Reference Is Hereby Made for a More Particular Description of Said Unit.

Being the same property conveyed to Helen O. Ladd and Treci R. Ladd, Tenants in common with the rights of survivorship by Warranty deed from Jamie Dean White, a single person of record in Instrument No. 20130508-0046342 Register's Office for Davidson County, Tennessee, dated April 30, 2013 and recorded on May 08, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2115 Yeaman Place #422, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of May, 2021.

Helen O. Ladd

Treci R. Ladd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Helen O. Ladd and Treci R. Ladd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of May, 2021.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Certificate of Authenticity

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON