Karen Johnson Davidson County
Batch# 695684 DEEDQC
08/12/2021 08:49:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210812-0108653

ADDRESS NEW OWNERS AND SEND TAX BILLS:
DENNIS LADD and wife,
LINDA FARMER LADD
4614 Grays Point Rd
Joelton, TN 37080

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
28-16

QUITCLAIM DEED TO EXTINGUISH LIFE ESTATE

This instrument is made and entered into this the 5 day of August, 2020, by and between ROBERT T. LADD, JR., GRANTOR, and DENNIS LADD and wife, MELISSA LADD, GRANTEES.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEES, their heirs, successors and assigns all of GRANTORS' right, title and interest, including his life estate, in and to the following described real estate, to wit:

A certain tract or parcel of land lying and being in the 14th (Old 24th) Civil District of Davidson County, Tennessee, containing 9± acres as shown on Tax Map 28 Par. 16, and being the remainder of the land conveyed, and more particularly described by metes and bounds as follows:

BEGINNING at a point in the center of the Ridge Road, the southeast corner of the tract, formerly conveyed by Floto to Biggs, with black oak and tan oak pointers, thence N35°W, 125 poles to a stone; thence N45°E, 115.6 poles to a stake on the westerly margin of the Road, leading to the old Floto residence; thence with R. W. Cundall's west line, the following calls and distances; S58°E, 37.9 poles to a stake; S28-3/4°E, 36 poles to a stake; S18-1/4°E, 23-1/4 poles to an iron pipe planted; S4-1/4°W, 10 poles; thence S25-3/4°W, 25.95 poles to an iron pipe in the south boundary line of the original Lot 6 of the Henry Floto land; thence S88-1/2°W, 18-3/4 poles to the original walnut corner of Lot 11, of the Henry Floto Estate; thence S2°W, 27.6 poles to the center of the Ridge Road and with the same the following calls and distances; N88°W, 5.4 poles; S47°W, 14.4 poles; S82°W, 12 poles; S66°W, 13 poles; S47°W, 20.6 poles to the beginning, containing 105 acres, more or less.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM IS THAT PROPERTY conveyed by Warranty Deed of record in Book 1157, Page 522, (2.83 acres +),said Register's Office; conveyed by Warranty Deed of record in Book 2741, Page 616, (20 acres± plus two small tracts), said Register's Office; conveyed by Warranty Deed of record in Book 3702, Page 623, (9.31± acres), said Register's Office; conveyed by Warranty Deed of record in Book 3973, Page 97, (2.28+), said Register's Office; conveyed by Warranty Deed of record in Book 3973, Page 101, (2.85+ acres), said Register's Office; conveyed by Warranty Deed of record in Book 4463, Page 739, 46.00± acres), said Register's Office.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Being the same property conveyed to Dennis Ladd and wife, Melissa Ladd by Quitclaim Deed Retaining a Life Estate, from Robert T. Ladd, Jr., dated October 19, 2020, and recorded October 26, 2020, in Instrument No. 20201026-0123496, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 4614 Grays Point Road, Joelton, Tennessee 37080.

Executed on the date first above written.

Robert T. Ladd Jr.
ROBERT T. LADD, JR.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, ROBERT T. LADD, JR., the within named bargainors 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 and seal at office this 5 day of August, 2020.

M Katherine Kobe
NOTARY PUBLIC

My Commission Expires: 9/25/24

M KATHERINE KOBE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Robert T. Ladd Jr.
AFFIANT

Subscribed and sworn to before me, this the _____ day of _____, 2020.

M. Katherine Kobe
NOTARY PUBLIC

My Commission Expires: 9/25/24

M KATHERINE KOBE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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