Karen Johnson Davidson County
Batch# 747839 DEEDQC
11/02/2021 11:45:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211102-0146546

NEW OWNER:
Joseph Ladnier
James Ladnier
1445 Woodfield Drive
Nashville, TN 37211

THIS INSTRUMENT PREPARED BY:
Carolyn Christoffersen, Attorney At Law
2494 North Mt. Juliet Road, Suite 300
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

File No. 21-0254

Prepared from information supplied by the parties; No title work performed or tax advice given.

Map/Parcel:
172-12-A-108

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nathan Ladnier, Lori Barnes and Brenda Ladnier,** do hereby convey their 1/3 undivided interest in the below property unto **Joseph Ladnier and James Ladnier**, their heirs and assigns, forever, all of their right, title and interest in and to the following tracts or parcels of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 347 on the Plan of Section Eight, Bradford Hills, of record in Book 7900, Page 6 and Book 7900, Pages 387 and 388, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hermes M. Ladnier and wife, Jean R. Ladnier, by Warranty Deed from Yazdian Construction, Inc., dated October 21, 1992 and of record in Book 8773, Page 727, Register's Office for Davidson County, Tennessee. Jean R. Ladnier died on January 14, 2000, leaving Hermes M. Ladnier as the fee simple owner of the subject property. Hermes M. Ladnier died on June 18, 2021. Joseph Ladnier, James Ladnier, Nathan Ladnier and Lori Barnes are the heir at law of the Estate of Hermes M. Ladnier as evidenced by Affidavits of Heirship of record in Instrument Nos. 20211102-0146544 and 20211102-0146545, Register's Office for Davidson County, Tennessee. Brenda Ladnier is joining in this conveyance for the sole purpose of conveying any marital interest she may have as the spouse of the deceased child of Hermes and Jean Ladnier.

This is IMPROVED property known as 1445 Woodfield Drive, Nashville, TN 37211.

WITNESS SIGNATURE(S) this 28th day of October, 2021.

Nathan Ladnier

Lori Barnes

Brenda Ladnier

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, **Nathan Ladnier, Lori Barnes and Brenda Ladnier,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of October, 2021.

Notary Public

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 09/23/2025

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The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed to before me, this the 28th day of October, 2021.

Notary Public

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 09/23/2025