Karen Johnson Davidson County
Batch# 884010 DEEDQC
07/05/2022 10:42:39 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220705-0077193

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:
Kevin P. Warner, Co-Trustee
Susan C. Ladd, Co-Trustee
Kevin P. Warner and Susan C. Ladd Trust
1028B 18th Avenue South
Nashville, Tennessee 37212

Send Tax Bills To:
same

Map/Parcel Number:
104 04 0B 009.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Kevin P. Warner and Susan C. Ladd (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Kevin P. Warner and Susan C. Ladd, and their successors in trust, as Co-Trustees of the Kevin P. Warner and Susan C. Ladd Trust, a Tennessee Community Property Trust, dated June 15, 2022, (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 9, as shown on the map entitled Scarritt Place South Condominiums Revised, of record in Plat Book 5200, page 287, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin P. Warner and Susan C. Ladd, husband and wife, by Warranty Deed from Michael Myers and Cynthia Funk, husband and wife, of record at Instrument No. 20171220-0129405, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 1028B 18th Avenue South, Nashville, Tennessee 37212.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property including the following:

Master Deed and ByLaws of record in Book 5663, page 985, re-recorded in Book 5665, page 537, amended in Book 5788, page 118 and in Book 6067, page 983 and ByLaws amended in Instrument No. 20071012-0121425, said Register's Office.

Easements, Assessments and Special Assessments as contained in Master Deed of Record in Book 5663, page 985, re-recorded in Book 5665, page 537, said Register's Office.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 15 day of June, 2022.

Kevin P. Warner, Grantor

Susan C. Ladd, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Kevin P. Warner, Grantor, 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 and seal at office in Nashville, Tennessee, this 15 day of June, 2022.

Notary Public

My Commission Expires: 7/7/25

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Susan C. Ladd, Grantor, 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 and seal at office in Nashville, Tennessee, this 15 day of June, 2022.

Notary Public

My Commission Expires: 7/7/25

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-(a)(3)(F).

Kevin P. Warner, Affiant

Subscribed and sworn to before me this 15 day of June, 2022.

Notary Public

My Commission Expires: 7/7/25



NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE