Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Meridian Law, PLLC
5141 Virginia Way, Suite 320
Brentwood, TN 37027

Address New Owner(s)
Paula Ann Ladd, Trustee
Paula Ann Ladd Living Trust dt 4/11/23
1515B McKennie Avenue, Nashville, TN 37206

Send Tax Bills To:
Paula Ann Ladd, Trustee
Paula Ann Ladd Living Trust dt 4/11/23
1515B McKennie Avenue, Nashville, TN 37206

Karen Johnson Davidson County
Batch# 999498 DEEDQC
05/04/2023 10 05 52 AM 3 pgs
Fees $17 00 Taxes. $0 00
20230504-0033092

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Paula A. Ladd, unmarried**, residing at 1515B McKennie Avenue, Nashville, TN 37206 (hereinafter "Grantor") hereby quitclaim and convey unto **Paula Ann Ladd as The Trustee of The Paula Ann Ladd Living Trust dated April 11, 2023, and any amendments thereto, and her successors in interest** ("Grantee"), all of my right, title and interest in and to a certain **improved** tract or parcel of land located in **Davidson County, Tennessee** and described as follows:

****SEE ATTACHED *SCHEDULE A* FOR LEGAL AND PROPERTY DESCRIPTION****

This is improved property which is also known as: **1515B McKennie Avenue, Nashville, TN 37206**

The Map-Parcel Number of this Property is **083 02 0L 002.00 (Davidson County, TN)**

Said property is conveyed together with all and singular the appurtenances thereto belonging or in anywise appertaining thereto, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or in equity, for the use and benefit of said Grantee and her successors in interest forever who shall administer, hold and distribute said property according to the said Trust instrument, subject to such limitations, restrictions and encumbrances as may affect the subject property. The Trustee of the said trust and her successors are hereby authorized to freely sell, lease, protect, conserve, encumber and dispose of this property without the consent from any beneficiary(s) of said Trust and without court approval.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on **this 11th day of April, 2023.**

Paula A. Ladd

Paula A. Ladd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On **this 11th day of April, 2023**, before me, the undersigned, personally appeared **Paula A. Ladd**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public
My Commission Expires·

MISTY JILL DENNISON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is **$0.00**.

Affiant: Paula A. Ladd

Subscribed and sworn to before me, **this 11th day of April, 2023**.

Notary Public
My Commission Expires

MISTY JILL DENNISON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SCHEDULE A

Legal Description

Land in Davidson County, Tennessee, being part of Lot No. 18, Unit B, as shown on Exhibit "B" of that Declaration of Covenants, Conditions and Restrictions for 1515 McKennie Cottages, a Horizontal Property Regime with Private Elements recorded at Instrument Number 20150416-0033641 in the Register's Office of Davidson County, Tennessee.

This being the same property conveyed to Paula A. Ladd by Burkett Homes, Inc., a Tennessee Corporation by Warranty Deed of record which is dated March 31, 2017, and recorded as Instrument Number 20170405-0033575, in the Register's Office of Davidson County, Tennessee.

Map/Parcel: 083-02-0L-002.00

Property Address: 1515 B McKennie Avenue, Nashville, TN 37115