THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HOWARD MOBLEY HAYES & GONTAREK, PLLC
2319 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 1000654 DEEDWARR
05/08/2023 03:06:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230508-0034292

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

JAMES WILBUR LADSON, as Trustee, Affiant

Subscribed and sworn to before me,
this 8th day of May, 2023.

Notary Public
My Commission Expires: 5/5/2025

LISA D. HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Address of New Owner:
James Wilbur Ladson, Trustee
of the James Wilbur Ladson
Revocable Trust
21 Abingdon Court
Brentwood, TN 37027

Send Tax Bills to:
James Wilbur Ladson, Trustee
of the James Wilbur Ladson
Revocable Trust
21 Abingdon Court
Brentwood, TN 37027

Map-Parcel Number:

MAP 160-11-0
GROUP A
PARCEL 14CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **JAMES W. LADSON** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey, unto **JAMES WILBUR LADSON, as Trustee of the JAMES WILBUR LADSON REVOCABLE TRUST u/a dated May 8, 2023**, its successors and assigns (the "Grantee"), certain real property located in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Plat of Hemmingwood, Phase I, of record in Plat Book 6900, page 6, Register's Office, Davidson County, Tennessee.

Being the same property conveyed from by Alvin L. Love II and wife, Priscilla M. Love, to James W. Ladson and wife, Gwinnett M. Ladson, by Warranty Deed dated August 31, 1994 and recorded in Book 9464, Page 252, in the Register's Office for Davidson County, Tennessee. James W. Ladson obtained fee simple title to the subject property by surviving his spouse, Gwinnett M. Ladson, who died on April 8, 2022. A copy of the Certificate of Death of Gwinnett M. Ladson is attached hereto as Exhibit A.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This is improved property known as 21 Abingdon Court, Brentwood, TN 37027.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the subject property.

WITNESS my hand this 8th day of May, 2023.

JAMES W. LADSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES W. LADSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, swore to the information therein and acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 8th day of May, 2023.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public

My Commission Expires: 5/5/2025

EXHIBIT A

Certificate of Death of Gwinnett M. Ladson

[Copy Attached]

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2022 026941

1. Decedent's Legal Name			2. Sex	3. Date of Death
GWINNETT MCGHEE LADSON MD			FEMALE	04/08/2022
4. Time of Death (Approx.)	**5a. Age**	**6. Date of Birth**	**7. Birthplace**	
04:30	63	08/07/1958	BOWDON, GA	
8a. Place of Death				
DECEDENT'S HOME				
8b. Facility Name		**8c. City or Town**	**8d. County of Death**	
21 ABINGDON CT		BRENTWOOD	DAVIDSON	
9. Marital Status	**10. Surviving Spouse (name prior to first marriage)**	**11a. Decedent's Usual Occupation**	**11b. Kind of Business/Industry**	
MARRIED	JAMES W LADSON MD	OBSTETRICIAN GYNECOLOGIST	MEDICAL	
12. Social Security Number	**13a. Residence-State or Foreign Country**	**13b. County**	**13c. City or Town**	
-7234	TENNESSEE	DAVIDSON	BRENTWOOD	
13d. Street and Number		**13e. Inside City Limits?**	**13f. Zip Code**	**14. Was Decedent ever in US Armed Forces?**
21 ABINGDON CT		YES	37027	NO
15. Decedent's Education	**16. Decedent of Hispanic Origin?**		**17. Decedent's Race**	
DOCTORATE OR PROFESSIONAL DEGREE	NO, NOT SPANISH/HISPANIC/LATINO		BLACK OR AFRICAN AMERICAN	
18. Father's Name			**19. Mother's Name Prior to First Marriage**	
CHARLIE MCGHEE			ANNIE LEE	
20a. Informant's Name	**20b. Relationship to Decedent**	**20c. Mailing Address**		
JAMES W LADSON MD	SPOUSE	21 ABINGDON CT., BRENTWOOD, TN 37027		
21a. Method of Disposition	**21b. Place of Disposition**		**21c. Location**	
BURIAL	CHRIST CHURCH MEMORIAL GARDENS		NASHVILLE, TN	
22a. Signature of Funeral Director	**22b. License Number**	**22c. Signature of Embalmer**		**22d. License Number**
▶ /e/ RICHARD A LEWIS SR	3633	▶ /e/ PATRICK LAMONT TUCKER		5072
23a. Name and Address of Funeral Home				**23b. License Number**
LEWIS AND WRIGHT FUNERAL DIRECTORS, 2500 CLARKSVILLE HIGHWAY, NASHVILLE, TN 37208-1060				812
24. Registrar's Signature		**25. Date Filed**		
▶ /e/ EDWARD G BISHOP III		04/18/2022		

26. Certifier

26a. ☒ **PHYSICIAN** – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.
26b. ☐ **MEDICAL EXAMINER** – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27a. Certifier	27b. License Number	27c. Date Signed
▶ /e/ ANH THI MEADOWS	045572	04/12/2022

27d. Name and Address
ANH THI MEADOWS 1718 PATTERSON STREET, NASHVILLE, TN 37203

28. Part I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		Approximate Interval: Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death). Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	a. UTERINE CANCER METASTATIC TO THE PELVIS, MESENTERY, AND DIAPHRAGM	
	b.	
	c.	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

29a. Was an Autopsy Performed? NO

29b. Were Autopsy Findings Available to Complete the Cause of Death?

30. Manner of Death	31. Did Tobacco Use Contribute to Death?	32. If Female:
NATURAL	NO	NOT PREGNANT WITHIN PAST YEAR

33. If Transportation Injury, Specify:	34a. Date of Injury	34b. Time of Injury	34c. Injury at Work?	34d. Place of Injury
	34e. Describe How Injury Occurred			34f. Location of Injury

PH-1659E RDA 10112

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

14992975

Tennessee Code Annotated 68-3-101 et seq.; Vital Records Act of 1977

Edward G. Bishop III
State Registrar

Ralph Alvarado, MD, FACP
Commissioner

Date Issued: Apr-18-2023

CERTIFICATION OF VITAL RECORD

COPYRIGHT DEPT. ANTI-FRAUD PROTECTION

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 8, 2023.

5/8/2023
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 8th day of May, 2023.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

