REGISTER'S USE ONLY:

Karen Johnson
Batch # 1175824
08/30/2024 09:13:14 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240830-0066816

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

Tonya Ladd
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 24th DAY OF July, 2024.

MICHAEL E TAVAREZ
SEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: My Commission Expires September 7, 2026

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Tonya L. Ladd
1852 Annalee Drive
Antioch, TN 37018

NEW OWNER:
Tonya L. Ladd
1852 Annalee Drive
Antioch, TN 37018

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2).

This indenture is made and entered into this 24th day of July, 2024 between JOHN W. LADD, JR. (hereinafter referred to as "GRANTOR") and TONYA L. LADD (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and convey unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee, being Lot No. 143 on the plan of First Revision of Cane Ridge Farms, Phase One, Section Two (erroneously referred to as Section One Section Two in prior deed) of record in Instrument No. 20020712-0084135, 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 Tonya L. Ladd and husband, John W. Ladd, Jr. from Derrick M. Bradshaw and wife, Shakundala M. Bradshaw by Warranty Deed dated September 18, 2009 and recorded on September 23, 2009, in Instrument No. 20090923-0088505, Register's Office for Davidson County, Tennessee.

TAX PARCEL # 174 11 0A 044.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 1852 Annalee Drive, Antioch, TN 37013.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

JOHN W. LADD, JR.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared JOHN W. LADD, JR., to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 24th day of July, 2024.

SEAL

MICHAEL E TAVAREZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: My Commission Expires September 7, 2026