This Instrument prepared by:
Dana A. Ladd
197 Woodson Ln.
Nashville, TN 37211

Karen Johnson Davidson County
Batch # 1195191 DEEDQC
10/18/2024 09:47:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241018-0080896

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, **that DANA A. LADD, formerly known as DANA ANNETTE LADD PEACH** on this the 12th day of October 2024, for and in consideration of love and affection, zero dollars, do hereby bargain, sell, release, remise, quit claim and convey unto **DANA A. LADD, single, and JAMES EDWARD PEACH, JR., single, as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** all my right, title and interest in and to the following described real estate, to wit:

Being Lot No. 58 on the Map of Parma Heights Subdivision, as of record in Plat Book 2133, page 23, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 58 fronts 80 feet on the south side of Woodson Lane and runs back 167 feet on the easterly line and 117.6 feet on the westerly line to a broker line, measuring 106 feet thereon.

Being the sane property conveyed to James E. Peach and wife, Dana A. Peach by Warranty Deed from Bend D. Stoner, Jr. and wife, Yvonne M. Stoner, dated September 7, 1999 and recorded September 15, 1999, in Book 11662, page 396, in the Register's Office for Davidson County, Tennessee.

Final Decree of Divorce between Dana Annette Ladd Peach and James Edward Peach, Sr., Circuit Court for Davidson County, Tennessee, Docket No. 11D-678 awarded all right, title and interest in the above-described property to Dana Annette Ladd Peach, a copy being recorded in Instrument 20111220-0099025, in the Register's Office for Davidson County, Tennessee.

Dana Annette Ladd Peach now being known as Dana A. Ladd.

Property Address: 197 Woodson Lane, Nashville, TN 37211
Tax Map and Parcel Number: 13307026100

IN TESTIMONY WHEREOF I have hereunto set my hand this 12th day of October 2024.

Dana A Ladd

DANA A. LADD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared DANA A. LADD with whom I am personally acquainted, and who acknowledged to be person within named and that she executed the foregoing instrument for the purpose therein contained.

PAMELA PEARRE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 3, 2027
COUNTY OF DAVIDSON

Witness my hand and seal this 17th day of October 2024.

Notary Public

My commission expires: 5-3-27

I/we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00 (Zero).

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PAMELA PEARRE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 3, 2027
COUNTY OF DAVIDSON

Subscribed and sworn before me this the 17th day of October 2024

Notary Public

My commission expires: 5-3-27

Owner's Names for Tax Bill: Dana A. Ladd and James Edward Peach, Jr.
Property and Mailing Address: 197 Woodson Lane
Nashville, TN 37211