This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch # 1292179 DEEDQC
07/01/2025 08:40:59 AM 4 pgs
Fees $22.00 Taxes $0.00
20250701-0051584

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Homestead Acres Trust 6501 Cloverbrook Drive Brentwood, TN 37027	**171-11-0-002.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **LARRY G. LADD and JOYCE C. LADD, HUSBAND AND WIFE** (hereinafter "Grantors") by these presents do hereby transfer, release, relinquish, quitclaim and convey unto the **HOMESTEAD ACRES TRUST U/T/A DATED** June 9, **2025** (hereinafter "Grantee"), its successors and assigns, all of Grantors' right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

Being a 1.30, more or less, acre tract of land lying in the 32nd Councilmanic District of Davidson County, Tennessee, said tract further described as being Lot #79 on the plan of Cloverland Acres, Section 8, as of record in Book 5060, Page 65, Register's Office of Davidson County, Tennessee.

Beginning at a point lying on the southerly margin of Cloverhill Drive, said point further described as being the common front corner of Lots 78 and 79 on the said plan of Cloverland Acres, Section 8; thence with the southerly margin of Cloverhill Drive north 83 degrees 34 minutes 53 seconds east a distance of 207.00 feet to a point; thence leaving the southerly margin of Cloverhill Drive and running with a curve having a radius of 25.00 feet to the right a distance of 39.27 feet to a point on the westerly margin of Cloverbrook Drive; thence with a curve having a radius of 578.37 feet to the right a distance of 171.07 feet to a point, thence south 10 degrees 31 minutes 43 seconds west a distance of 132.80 feet to a point lying on the Davidson County-Williamson County line; thence with the said Davidson-Williamson County line north 59 degrees 05 minutes 43 seconds west a distance of 211.48 feet to a point; thence leaving the Davidson County-Williamson County line north 6 degrees 25 minutes 07 seconds west a distance of 192.41 feet to the point of beginning, containing 1.30, more or less, acres.

Being the same property conveyed to LARRY G LADD and wife, JOYCE C. LADD, by deed EUGENE R WILLIAMS and wife, SHIRLEY ANN WILLIAMS, of record in Book 5101, Page 514 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 6501 Cloverbrook Drive, Brentwood, Davidson County, Tennessee 37027.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of this page intentionally left blank Signature page follows]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantors have caused this instrument to be dated and effective this 9th day of June, 2025.

GRANTORS:

Larry G. Ladd
LARRY G. LADD

Joyce C Ladd
JOYCE C. LADD

STATE OF TENNESSEE)
COUNTY OF Coffee)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **LARRY G. LADD and JOYCE C. LADD, HUSBAND AND WIFE**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of June, 2025

Genesis Botello
NOTARY PUBLIC

My Commission Expires 11-25-2028

GENESIS BOTELLO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

STATE OF TENNESSEE)
COUNTY OF Coffee)

The actual consideration for this transfer is $0.00.

Joyce C Ladd
Affiant

Subscribed and sworn to before me, this 9th day of June, 2025

Genesis Botello
NOTARY PUBLIC

My Commission Expires: 11-25-2028

GENESIS BOTELLO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.