***This deed is prepared at the request of the parties and no title search has been performed. Legal description taken from prior deed of record.**

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY Tara H. Carter, Esq. 5016 Centennial Blvd., Ste. 200 Nashville, TN 37209 (615) 495-6000		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Tonya Lynn Ladd 1304 Highmeadows Court Antioch, TN 37013	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 149 03 OA 083.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

PAMELA LYNN CAPERS, f/k/a Pamela Lynn Capers-Hughes, a single woman

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

TONYA LYNN LADD, a single woman

HEREINAFTER called the GRANTEES, his heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 27 ON THE PLAN OF SECTION THREE, CHELSEA VILLAGE ADDITION, OF RECORD IN PLAT BOOK 9700, PAGE 45, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

Being the same property conveyed to Rex V. Fitzgerald and Pamela L. Capers by a Deed dated 5/9/1996 and recorded in Book 10049, Page 14, among the land records of Davidson County, Tennessee. Further being the same property conveyed to Pamela L. Capers a/k/a Pameal Lynn Capers-Hughes by warranty deed to Pamela Lynn Capers-Hughes, unmarried of record in Instrument No.: 20201105-0129882, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as **1304 Highmeadows Court, Antioch, Tennessee 37013.**.

Karen Johnson Davidson County
Batch # 1315537 DEEDQC
08/28/2025 08:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250828-0068823

WITNESS MY HAND this the _____ day of _____, 2025.

PAMELA LYNN CAPERS

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **PAMELA LYNN CAPERS,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 9th day of August, 2025.

NOTARY PUBLIC
My Commission Expires:

TARA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 9th day of August, 2025.

NOTARY PUBLIC
My Commission Expires: 3-25-26

TARA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY