THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 025120
PARCEL: 016.00

NEW OWNER'S ADDRESS & SEND TAX BILLS TO:
Berry Alan Ladd
730 Dickerson Pike S.
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch # 1426844 DEEDQC
06/01/2026 10:30:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260601-0048990

QUITCLAIM DEED

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

FOR AND IN CONSIDERATION of no monetary consideration, I, Lydia June Calhoun fka Lydia June Wood, unmarried, Grantor, by these presents do hereby quitclaim and convey unto Berry Alan Ladd, unmarried, Grantee, his successors and assigns all of my interest in the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Clark Place, Block A, of record in Book 1835, Page 78, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lydia June Wood by Quitclaim Deed dated 1/5/1979 from Robert H. Wood of record in Book 11323, Page 687 and Robert H. Wood and wife, Lydia June Wood by Warranty Deed dated 8/10/1978 from Seward R. Wilson and wife, Geneva M. Wilson of record in Book 5324, Page 783, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 730 Dickerson Pike S., Goodlettsville, TN 37072.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF I have hereunto set my hand on the 27th day of May, 2026.

Lydia June Calhoun

Lydia June Calhoun

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lydia June Calhoun, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2026.

Tammy D. Mellons

Notary Public
My Commission Expires: 11/8/2027

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0. Exempt from transfer tax pursuant to T.C.A. 67-4-409a3E.

Sandra Hedges

Affiant

Sworn and subscribed before me, this the 27th day of May, 2026.

Tammy D. Mellons

Notary Public
My Commission Expires: 11/8/2027

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY