Prepared By

Jeremy Slemmons with Levy Craig Lawfirm
4151 N. Mullberry Dr. Ste 205
Kansas City, MO 64116

After Recording Return To /Send Tax Bills To:

Scott Laderoute
6024 NE 169 Hwy
St. Joseph, MO 64505

MAP/PARCEL: 093-06-4E-015-00

Karen Johnson Davidson County
Batch# 1432617 DEEDQC
06/11/2026 08:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260611-0052901

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF Tennessee)
COUNTY OF Davidson)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollar ($1.00) in hand paid to DAWN RENAE LADEROUTE, a married person, whose mailing address is 8016 NW Hampton Rd., Parkville, Missouri 64152 in Platte County, State of Missouri (hereinafter known as the "Grantor(s)") hereby quitclaims to SCOTT ALAN LADEROUTE, a married person, whose mailing address is 6973 N. National Dr., Parkville, Missouri 64152 (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee to-wit:

Unit 1602 of the 160 Second Avenue Private Residences Condominium, together with an undivided 0.580% interest in the common elements appurtenant thereto, in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing the 160 Second Avenue Private Residences Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171494, and Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047381, and First Amendment to Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated May 24,

2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525- 0060949, and in accordance with and subject to the terms, conditions, covenants, restrictions, casements, agreements or any other provisions of the Declaration establishing 151 First Avenue Master Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171493, and Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047380, and First Amendment to Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated May 24, 2022 and recorded in the Register's Office of 202208260096347 Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060948, each as same may now or hereafter be lawfully amended.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 160 2nd Avenue South, Unit 1602, Nashville, TN 37201, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Dawn Renae Laderoute

DAWN RENAE LADEROUTE

STATE OF Missouri)
) ss:
COUNTY OF Platte)

On this 2nd day of June 2026, before me personally appeared DAWN RENAE LADEROUTE, to me known to be the person described in and who executed the within instrument and acknowledged to me that she executed the same as her free act and deed and for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

STETSON P HONIG
Notary Public-Notary Seal
STATE OF MISSOURI
County of Platte
My Commission Expires: 05-28-2028
Commission #24661979

My Commission Expires: 5/28/2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 0.00

Affiant

Sworn to and subscribed before me this the 10th day of June 2026.

Notary Public

ASHLEY NOFFSINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:
5-2-27

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 10th, 2026.

Affiant
Date: June 10th, 2026

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 10th day of June, 2026

Notary Public

My Commission Expires: 11/8/28

