Prepared By:
Bobbie Ritter
1280 38th Ave NE
St. Pete, FL 33704

Send Tax Bills to:
Bobbie Ritter
1280 38th Ave NE
St. Petersburg Fla 33704

Karen Johnson Davidson County
Batch# 356679 DEEDQC
02/11/2020 11:35:53 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200211-0015582

Above Space Reserved for Recording
[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Quitclaim Deed

Date of this Document: 02/11/2020

Reference Number of Any Related Documents: Parcel # 155-057.02
Reference # 20171030-0110980

Grantor:
Name: F. John Ritter + Bobbie L Ritter. (Husband + Wife
Street Address: 1280 38th Ave NE.
City/State/Zip: St. Petersburg, FL 33704

Grantee:
Name: F. John Ritter & Bobbie L. Ritter Trustees
Street Address: F. John Ritter & Bobbie L. Ritter Living Trust June 13, 2007
City/State/Zip: 1280 38th Ave NE. St. Petersburg, FL 33704

Abbreviated Legal Description (i.e. lot, block, plat or section, township, range, quarter/quarter or unit, building and condo name): Parcel # 155-057.02
8367 Collins Rd Nashville, TN 37221
Assessor's Property Tax Parcel/Account Number(s):

THIS QUITCLAIM DEED, executed this 11th day of February 20 20 by first party, Grantor, F. John Ritter + Bobbie L. Ritter Husband + Wife whose mailing address is 1280 38th Ave NE. St. Petersburg, FL 33704, to second party, Grantee, F. John Ritter + Bobbie L. Ritter Living Trust June 13, 2007 whose mailing address is 1280 38th Ave NE St. Petersburg FL 33704

WITNESSETH that the said first party, for good consideration and for the sum of 0 Dollars ($ 0) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

PICK UP
T.A.I.

which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee to wit:

Parcel # 155-057.02
8367 Collins Rd Nashville, TN 37221
Referrence # 20171030-0110980

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness _____

Print Name of Witness Bradley Briggs

Signature of Witness _____

Print Name of Witness _____

Signature of Grantor _____ Bobbie L. Ritter

Print Name of Grantor F. John Ritter Bobbie L. Ritter

State of TN)
County of Davidson)

On 2/10/2020 before me, Lauren Harness appeared Francis John Ritter and Bobbie Ritter, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Lauren Harness
Signature of Notary

LAUREN HARNESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant ____ Known ✓ Produced ID
Type of ID Florida Drivers Licenses
(Seal)

My Commission Expires
January 3, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ _____, **Affiant**
Subscribed and sworn before me this the 11 **Day of** February, 2020.
Brandi Lucy, **Deputy Register**

Exhibit "A"

A parcel of land situated in the 9th Civil District of Davidson County, Tennessee, on south side of the Collins Road, being a portion of a tract of record in Book 2396, page 169, Register's Office for said County. Surveyed in October 1964 by S. H. Hutchison, and being more particularly described as follows; to-wit:

Beginning at a corner in the Collins Road, the north west corner at a point in the Collins Road, the north west corner of W. C. Boyd's 10.06 acre tract, stake in line on south margin of road, thence with west line of W. C.

Boyd land, south 3 deg. west 1494 feet to a stake on south side of a 15 foot road, in E. J. Moss line; thence with the Moss line, north 88 deg. west 435 feet to a corner post, a corner in the Moss line; thence with center of a 26 foot proposed road, north 4 deg. 30' east 1504 feet to a stake on north margin of the Old Collins Road and Kempkau's south line; thence with the Kempkau line, south 86 deg. 30' east 400 feet to point of beginning. The above tract includes but excludes the Old Collins road, and one half of a 26 foot road, and the 15 foot road on the south margin of this lot, all as indicated on plat.

For informational purposes only: prior deed references subject property to contain 14.38 acres, more or less.

INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is the following tract of land conveyed to Stephen Clark Boyd by deed of record in Book 9924, Page 850, and more particularly described as follows:

Being a tract of land as shown on property Map 155, Assessor's Office of Davidson County, Nashville, Tennessee. Bounded in general by Roy Flowers on the south; Danny Doll and Mary Mayfield on the west; Fred Boyd remainder on the north; and Walter C. Boyd in the east, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 5106 Old Harding Road, Franklin, TN 37064, dated October 13, 1995, and more particularly described as follows:

Commencing at an existing iron pin on the north side of a drive leading to Collins Road, said pin being the northwest corner of Fred W. Boyd (Ref. Deed Book 4247, page 130, R.O.D.C.) and the northwest corner of Mary Boyd Mayfield (Ref. Deed Book 3831, page 882, R.O.D.C.) thence with the common line of Boyd and Mayfield South 09 deg. 03' 39" West 744.30 feet to an iron pin set on the west edge of a drive, the true point of beginning for the following described tract:

Beginning at an iron pin set on the west edge of a drive in said Mary Mayfield's east line, thence leaving Mayfield and with a new line South 82 deg. 07' 59" East 419.48 feet to an iron pin set in the west line of Walter C. Boyd (Ref. Deed Book 3466, page 541 R.O.D.C.); thence with Boyd's west line South 08 deg. 05' 55" West passing a second Boyd tract (Ref. 3831, page 878, R.O.D.C.) 739.40 feet to an existing iron pin at a fence corner, Walter Boyd's southwest corner in Roy C. Flower's north line (Ref. Deed Book 8860, page 559 R.O.D.C.); thence leaving Boyd and with Flower's north line passing just south of the fence North 82 deg. 07' 59" West 432.70 feet to an iron pin set at a corner post in Danny G. Doll's east line

(Ref. Deed Book 6175, page 443, R.O.D.C.); thence leaving Flower's and with Doll's west line North 09 deg. 09' 16" East 487.20 feet to an existing iron pipe in the center of a drive, the northeast corner of Doll and the southeast corner of the aforementioned Mary Mayfield; thence leaving Doll and with Mayfield North 09 deg. 03' 39" East 252.37 feet to the true point of beginning.

For informational purposes only, said deed identifies the excluded property as being 7.23 acres, more or less.

INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is a 40 foot non-exclusive ingress-egress easement leading from the terminus of Collins Road to the Mary Boyd Mayfield property whose north line is described as follows: Beginning at a point on the terminus of the Collins Road pavement in Fred W. Boyd's north line thence with the north margin of said 40 foot easement and Boyd's line South 80 deg. 06' 07" East, 324.93 feet to an existing iron pin in a fence, Boyd's northwest corner.

INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is a 26 foot non-exclusive reciprocal ingress - egress easement leading from the Collins Road Drive to the south property line of the above 7.23 tract described as follows: Beginning at an iron pin in a fence the northwest corner of Fred W. Boyd and the northeast corner of Mary Mayfield; thence with the center of a 26 foot reciprocal non-exclusive easement South 09 deg. 03' 39" West 996.67 feet to an existing iron pipe in a drive, Danny Doll's northeast corner, thence leaving Mayfield and with Doll's east line continuing with said easement South 09 deg. 09' 16" West 487.20 feet to an iron pin set at a corner post.

Being the same property conveyed to F. John Ritter, Trustee and Bobbie L. Ritter, Trustees of The F. John Ritter and Bobbie L. Ritter Living Trust dated June 13, 2007 and amended on June 21, 2007 by deed from Phillip W. Boyd, unmarried, as to a 70% interest and Stephen C. Boyd, married, as to a 30% interest, as Tenants in Common, Subject to a Life Estate vested in Fred W. Boyd, dated October 26, 2017, of record in Instrument No. __201710300110980_____, Register's Office for Davidson County, Tennessee.