THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 785566 DEEDWARR
01/05/2022 02:46:30 PM 4 pgs
Fees: $23.00 Taxes: $1,579.90
20220105-0002276

File Number: 2021-06-24
Parcel ID: 155 00 0 057.03

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Larence Ritter Properties, LLC	Larence Ritter Properties, LLC	Map/Parcel 155 00 0 057.03

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert Ealy** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Larence Ritter Properties, LLC, a Tennessee Limited Liability Company**, ("Grantee") all of right, title and interest in and to that certain real property known as 8377 Collins Road, Nashville, TN 37221 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

A parcel of land in the 9th Civil District of said County and State, on the south side of the Old 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, as follows:

Beginning at the northwest corner of Dorothy Boyd Dale's 14.38-acre tract at a stake in the Kempkau line in Old Collins Road; thence with the west line of the Dale tract and the center of a 26-foot proposed road, South 4 degrees 30 minutes West 1,504 feet to a corner fence post, E.I. Moss corner; thence with the Moss line as follows: South 2 degrees West 103 feet to a corner fence post; North 88 degrees West 121 feet to a corner fence post in the W. J. Linton line; thence with the Linton lines as follows: North 2 degrees East 66 feet more or less to a stake; North 82 degrees West 270 feet to a stake in the Linton line; thence leaving, the Linton line going North 4 degrees 15 minutes East 1,530 feet to a stake in Old Collins Road and Kempkau's line; thence with Old Collins Road and the Kempkau Line, South 86 degrees 30 minutes East 400 feet to the point of beginning, containing 13.80 acres, more or less.

The above tract includes but excludes the Collins Road and one-half of the proposed 26-foot road along the east margin of this tract. Included in the above description but specifically excluded is the follow legal description:

A certain tract or parcel of land in the ninth (9th) Civil District of Davidson County, State of Tennessee, as follows:

Beginning at an iron pin in the west line of Fred W. Boyd's 14.38 acre tract, said point being 1002 feet from the northwest corner of the Boyd Tract and in the center of a proposed 26 foot road; thence with Boyd's west line south 4 degrees 30 minutes west 502 feet to a corner fence post, E.J. Moss corner; thence with the Moss lines as follows:

South 2 degrees, west 103 feet to a corner fence post; north 88 degrees west, 121 feet to a

corner fence post in the W.J. Linton line; thence with the Linton lines as follows:

North 2 degrees east 66 feet more or less to a stake; north 82 degrees, west 270 feet to a stake in the Linton line; thence with Dorothy Boyd Dales east line North 4 degrees 15 minutes east 528 feet to an iron pin; thence with Dan Mayfield's south line south 86 degrees, 30 minutes east, 395.63 feet to the point and place of beginning, containing 5 acres more or less.

Being the same property conveyed to Robert Ealy, by Warranty Deed from Dan Carmack Mayfield, Jr and Gail Mayfield Bennett, of record in Instrument No. 20200925-0110377, in the Register's Office of Davidson County, Tennessee, dated September 24, 2020 and recorded on September 25, 2020.

Being the same property conveyed to Dan Carmack Mayfield, Jr and Gail Mayfield Bennett, by Quitclaim Deed from Shannon Boyd Mayfield, of record in Instrument No. 20070627-0076559, in the Register's Office of Davidson County, Tennessee, dated June 7, 2007 and recorded on June 27, 2007.

Being part of the same property devised unto Dan Carmack Mayfield, Jr., Gail Bennett and Shannon Boyd Mayfield by the Last Will and Testament of Mary Ruth Mayfield, as shown in Case Number 06P876 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), filed on June 5, 2006.

Being the same property conveyed to Mary Ruth Boyd Mayfield and husband Dan Mayfield, by Warranty Deed from Ida C. Boyd, of record in Book 3831, Page 882, in the Register's Office of Davidson County, Tennessee, dated November 6, 1964 and recorded on November 12, 1964. Dan Carmick Mayfield died on January 9, 1997. Mary Ruth Mayfield died on April 18, 2006.

Grantor's title recorded on September 25, 2020 in the Davidson County Recording Office at 20200925-0110377.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 4th day of October, 2021.

Robert L Ealy

Robert Ealy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~4th~~ 1st day of October, 2021, before me personally appeared Robert Ealy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~4th~~ 1st day of October, 2021.

Notary Signature
My commission expires: 3/1/25

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

AFFIDAVIT OF VALUE

STATE OF TN
COUNTY OF Montgomery

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 427,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 30th day of Dec, 2021.

Notary Public
My commission expires: 1/21/25

DUSTIN LOBATO
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Jonathan R. Vinson, do hereby make oath that I am a licensed attorney and/or the 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 12/30/2021.

Affiant Signature

12/30/2021
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 30 day of December, 2021.

Notary's Signature

My Commission Expires: Feb 23, 25
Date

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary's Seal (if on paper)