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

File Number: 2021-06-20
Parcel ID: 155 00 0 057.04

After Recording Return To:
Larence Ritter Properties, LLC and Eric Larence

Karen Johnson Davidson County
Batch# 791233 DEEDWARR
01/14/2022 02:03:30 PM 7 pgs
Fees: $38.00 Taxes: $2,440.89
20220114-0006154

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Larence Ritter Properties, LLC and Eric Larence	Larence Ritter Properties, LLC and Eric Larence 116 Pembroke Avenue, Nashville, TN 37205	Map/Parcel 155 00 0 057.04

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, **David Bernard Dale, a widower, Dana Boyd Dale Tarnor, a widow, Deidre Evonne Dale, an unmarried woman, Shana Tarnor Beroukas A/K/A Shoshana Shana Tarnor Beroukas, a married woman, Evan David Dale, an unmarried man, Sivia Rina Tarnor Lieberman, a legally separated woman, and Ari Nathaniel Tarnor, a married man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Larence Ritter Properties, LLC, a Limited Liability Company and Eric Larence** , ("Grantee") all of right, title and interest in and to that certain real property known as 0 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 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: Begin at a stake in the Kempkau line, North West corner of the 13.80 acre tract to Mary Ruth Boyd Mayfield;and in the old Collins Road; thence with West line of the Mayfield tract, South 4° 15' West 1530 feet to a stake in the Linton line; thence with the Linton line, North 82° West 427 feet to a corner fence post, in R. B. Smith's East line, Linton's

North West corner; thence with Smith's line, North 5° East 1515 feet more or less to a stake in the Collins Road and Kempkau's line, R. B. Smith's corner; thence with Kempkau's line, South 86° 30' East 416 feet more or less to point of beginning, containing 14.66 acres, being the same more or less.

Being the same property conveyed to Dorothy Boyd Dale, by Warranty Deed from Fred W. Boyd and wife, Jean Boyd, of record in Book 4247 and Page 133, in the Register's Office of Davidson County, Tennessee, dated June 28, 1968 and recorded on June 28, 1968.
Dorothy Boyd Dale died on July 22, 1999, appointing David Bernard Dale and Dana Boyd Dale Tarnor as co-executors of the Estate of Dorothy Boyd Dale as shown in the Last Will and Testament of Dorothy Boyd Dale as shown in Case No. 00P-1736, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee forever.

GRANTOR DOES COVENANT with Grantee that he/she/they/it is lawfully seized and possessed of said land in fee simple and has good right to convey it. Grantor covenants with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumber in any manner whatsoever, save and except any and all existing easements and restrictions as shown of record.

GRANTOR DOES FURTHER COVENANT and bind he/she/they/it to warrant and forever defend the title to said land to said Grantee against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 3rd day of October, 2021.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 27th day of October, 2021.

David Bernard Dale

David Bernard Dale

Deidre Evonne Dale

Deidre Evonne Dale

Evan David Dale

Evan David Dale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of September, 2021, before me personally appeared David Bernard Dale, Deidre Evonne Dale and Evan David Dale 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 27th day of September, 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

Dana Dale Tarnor, an Incapciated Person

Sivia Rina Lieberman, Guardian

Sivia Rina Tarnor Lieberman

STATE OF New Jersey
COUNTY OF Union

On this 1st day of October, 2021, before me personally appeared Sivia Rina Lieberman as Guardian for Dana Dale Tarnor and as herself personally 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 1st day of October, 2021.

Notary Signature
My commission expires:

STACEY LEWIS
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2458657
My Commission Expires 12/20/2023

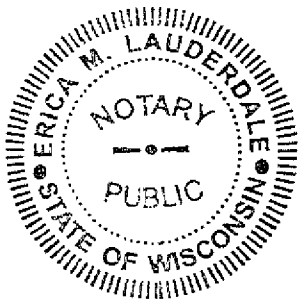
Shoshana Shana Tarnor Beroukas

STATE OF Wisconsin
COUNTY OF Walworth

On this 4 day of October, 2021, before me personally appeared Shoshana Shana Tarnor Berkukas 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 4 day of October, 2021.

Erica M. Lauderdale
Notary Signature
My commission expires: 11-16-2021



Ari Nathaniel Tarnor

Ari Nathaniel Tarnor AKA Nathaniel Ari Tarnor

STATE OF NEW YORK
COUNTY OF NASSAU

On this 30 day of September, 2021, before me personally appeared Ari Nathaniel Tarnor AKA Nathaniel Ari Tarnor 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 30 day of September, 2021.

Notary Signature
My commission expires: 06/18/2022

ELLIOT S. COHEN
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01CO6376862
QUALIFIED IN NASSAU COUNTY
COMMISSION EXPIRES JUNE 18, 2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 $659,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carl L. Wilson

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

1/11/2022
Date

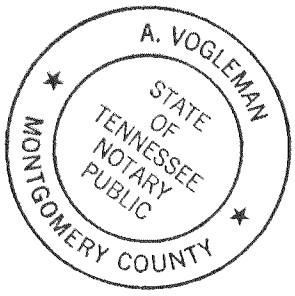
State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 11 day of January, 2022.

A Vogleman
Notary's Signature

My Commission Expires: Feb 23, 25
Date



Notary's Seal (if on paper)