QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF February, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LINDSAY PHILPOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

THIS INSTRUMENT WAS PREPARED BY
Music City Title & Escrow, Inc.
2323 21st Avenue South, Suite 306
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 813092 DEEDQC
03/01/2022 02:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220301-0023263

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larence Ritter Properties, LLC	Same	**155 00 0 057.04**
116 Pembroke Avenue Nashville, TN 37205	Same	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ERIC LARENCE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO, **LARENCE RITTER PROPERTIES, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED A GRANTEE(S), all of my ownership interest in A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS:

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.

Being the same property conveyed to Larence Ritter Properties, LLC and Eric Larence, by Warranty Deed from 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, of record at Instrument No. 20220114-0006154, in the Register's Office of Davidson County, Tennessee, dated October 3, 2021 and recorded on January 14, 2022.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 17th day of February 2022.

GRANTOR:

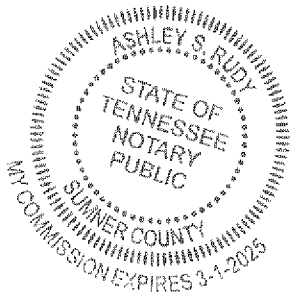
ERIC LARENCE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 17th day of February, 2022, before me personally appeared Eric Larence, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 3/1/25



Certificate of Authenticity

I, Lindsay Philpot, 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 February 17, 2022.

Date

Affiant Signature

February 17, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of February, 2022.

Notary's Signature

My Commission Expires: 3/1/25
Date

Notary's Seal (if on paper)

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