PREPARED BY (AND RETURN TO):
IVEY TITLE, LLC
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (gpm)
Dav. Co. File: Box 8

Karen Johnson Davidson County
Batch# 853236 DEEDQC
05/10/2022 02:46:15 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220510-0053471

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Larence Ritter Properties, LLC 116 Pembroke Avenue Nashville, TN 37205	Larence Ritter Properties, LLC 116 Pembroke Avenue Nashville, TN 37205

TAX MAP-PARCEL NUMBERS:
Part of Map and Parcel Number 15500005703 AND
Part of Map and Parcel Number 15500005704

QUITCLAIM DEED

FOR AND IN CONSIDERATION of $10.00 and other good and valuable consideration, **and for the purpose of establishing a new legal description for subject property**, the undersigned **Larence Ritter Properties, LLC, a Tennessee Limited Liability Company,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer, quitclaim and convey, unto **Larence Ritter Properties, LLC, a Tennessee Limited Liability Company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, all Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

TRACT 1 AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Description Reference: According to a survey by Randolph L. Chapdelaine, TN RLS 1444, dated September 28, 2021.

This is unimproved property along Old Collins Rd, Davidson Co, TN

WITNESS THE EXECUTION HEREOF on the dates shown in the notary acknowledgements.

Larence Ritter Properties, LLC

By: _____
Eric Larence, Member

By: _____
Joshua Ritter, Member

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared **Eric Larence**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Member of **Larence Ritter Properties, LLC**, the within named bargainor, a Tennessee limited liability company, and the execution of the foregoing instrument as such Member for the purposes therein contained, by signing in the name of the limited liability company as such Member.

Witness my hand and official seal on 10th May, 2022.

_____
Notary Public

My Commission Expires: _____

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

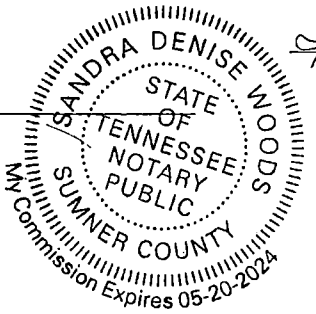
State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared **Joshua Ritter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Member of **Larence Ritter Properties, LLC**, the

within named bargainor, a Tennessee limited liability company, and the execution of the foregoing instrument as such Member for the purposes therein contained, by signing in the name of the limited liability company as such Member.

Witness my hand and official seal on 10th May, 2022.

S. Denise Woods
Notary Public

My Commission Expires: 

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $-0-.

Affiant

Sworn and subscribed before me on 10th May, 2022.

S. Denise Woods
Notary Public

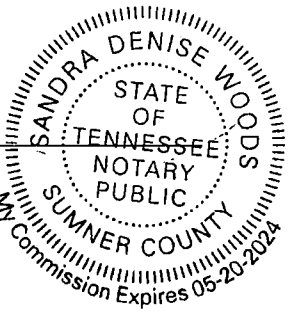
My Commission Expires: 

EXHIBIT "A"

LARENCE RITTER PROPERTIES, LLC.

TRACT 1

5.97 ACRES

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 155, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 35th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY DAVID E. JOHNSON ON THE NORTH; JOHN F. RITTER ON THE EAST; TRACTS 2 & 3 OF LARENCE RITTER DIVISION ON THE SOUTH; LOT 83 AND AN OPEN SPACE OF McCRORY TRACE ESTATES ON THE WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (N 624707.57 E 1681234.74) ON THE NORTH SIDE OF OLD COLLINS ROAD (30' EASEMENT), THE NORTHWEST CORNER OF JOHN F. RITTER (REF. INSTRUMENT# 20171030 PAGE 110980 R.O.D.C.- PROPERTY MAP 155 PARCEL 57.02) AND BEING IN THE SOUTH LINE OF DAVID E. JOHNSON (REF. INSTRUMENT # 20080312 PAGE 24992 R.O.D.C.- PROPERTY MAP 155 PARCEL 281), THENCE WITH RITTER'S WEST LINE S07°39'32"W 277.33' TO AN IRON PIN SET, THE NORTHEAST CORNER OF THE LARENCE RITTER'S TRACT 3; THENCE WITH TRACT 3'S NORTH LINE S89°48'57"W 25.39' TO A POINT IN THE CENTER OF A 50' INGRESS-EGRESS AND UTILITY EASEMENT AND BEING THE NORTHEAST CORNER OF LARENCE RITTER'S TRACT 2; THENCE WITH TRACT 2'S NORTH LINE S89°48'57"W PASSING A WITNESS IRON PIN SET AT 25.50' IN ALL 600.32' TO AN IRON PIN SET IN A SMALL DRAIN; THENCE N52°34'37"W 231.88' TO AN IRON PIN SET IN THE EAST LINE OF LOT 83 OF McCRORY TRACE ESTATES (REF. PLATBOOK 6900 PAGE 723 R.O.D.C.); THENCE WITH LOT 83 AND THEN AN OPEN SPACE N08°54'39"E 250.26' TO AN EXISTING IRON BAR IN THE SOUTH LINE OF THE AFOREMENTIONED DAVID E. JOHNSON; THENCE WITH JOHNSON'S SOUTH LINE S82°09'13"E 415.53' TO AN EXISTING IRON PIN "CHAPDELAINE"; THENCE S82°09'50"E 400.16' TO THE POINT OF BEGINNING, CONTAINING 5.97 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 DATED FEBRUARY 10, 2022.

BEING A PORTION OF THE SAME PROPERTY CONVEYED BY GENERAL WARRANTY DEED TO LARENCE RITTER PROPERTIES, LLC., A TENNESSEE LIMITED LIABILITY COMPANY FROM ROBERT EALY RECORDED IN INSTRUMENT # 20220105 PAGE 2276 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE.

TOGETHER WITH A PORTION OF THE SAME PROPERTY CONVEYED BY GENERAL WARRANTY DEED TO LARENCE RITTER PROPERTIES LLC, A TENNESSEE LIMITED LIABILTY COMPANY AND ERIC LARENCE. FROM DAVID BERNARD DALE, A WIDOWER, DANA BOYD DALE TARNOR, A WIDOW, DEIDRE EVONNE DALE AND UNMARRIED WOMAN, SHANA TARNOR BEROUKAS aka 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 RECORDED IN INSTRUMENT # 20220114, PAGE 6154 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE.

IN FAVOR OF THE TRACT IS A 30' INGRESS-EGRESS AND UTILITY EASEMENT FROM THE TERMINUS OF COLLINS ROAD (PAVED) ALONG AND THROUGH THE JOHN F. RITTER PROPERTY TO THE ABOVE TRACT AND 50' INGRESS-EGRESS AND UTILITY EASEMENT.

THE ABOVE TRACT IS SUBJECT TO A NON-EXCLUSIVE 50' INGRESS-EGRESS AND UTILITY EASEMENT ALONG WITH A 48' RADIUS TURN AROUND DESCIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (N 624707.57 E 1681234.74) ON THE NORTH SIDE OF OLD COLLINS ROAD, THE NORTHWEST CORNER OF JOHN F. RITTER (REF. INSTRUMENT# 20171030 PAGE 110980 R.O.D.C.- PROPERTY MAP 155 PARCEL 57.02) AND BEING IN THE SOUTH LINE OF DAVID E. JOHNSON (REF. INSTRUMENT # 20080312 PAGE 24992 R.O.D.C.- PROPERTY MAP 155 PARCEL 281), THENCE WITH JOHNSON'S SOUTH LINE N82°09'50"W 25.06' TO A POINT, THE CENTER OF A 50' INGRESS-EGRESS AND UTILITY EASEMENT; THENCE WITH THE CENTER OF SAID EASEMENT S07°39'53"W 277.42' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA=01°58'47"; RADIUS= 100.00'; ARC=3.46'; CHORD= S08°39'16"W 3.46' TO A POINT IN THE NORTH LINE OF LARENCE RITTER'S TRACTS 2 & 3.

THE ABOVE TRACT IS SUBJECT TO A 48' TURN AROUND DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (N 624707.57 E 1681234.74) ON THE NORTH SIDE OF OLD COLLINS ROAD, THE NORTHWEST CORNER OF JOHN F. RITTER (REF. INSTRUMENT# 20171030 PAGE 110980 R.O.D.C.- PROPERTY MAP 155 PARCEL 57.02) AND BEING IN THE SOUTH LINE OF DAVID E. JOHNSON (REF. INSTRUMENT # 20080312 PAGE 24992 R.O.D.C.- PROPERTY MAP 155 PARCEL 281), THENCE WITH JOHNSON'S SOUTH LINE N82°09'50"W 92.69' TO THE PERIMETER OF A 48' RADIUS; THENCE LEAVING JOHNSON WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA= 138°03'15"; RADIUS=48.00'; ARC= 115.66'; CHORD= S20°46'04"E 89.64' TO A POINT ON SAID 50' INGRESS-EGRESS EASEMENT.

THE ABOVE TRACT IS SUBJECT TO AN EXISTING 30' INGRESS- EGRESS EASEMENT RUNNING ALONG THE EAST PROPERTY LINE INSIDE THE ABOVE 50' INGRESS-EGRESS EASEMENT IN FAVOR OF KATHERINE K. CANNON (PROPERTY MAP 155 PARCEL 2.66) AND JAMES M. BOONE (PROPERTY MAP 155 PARCEL 2.09).

THE ABOVE TRACT IS SUBJECT TO A 20' INGRESS-EGRESS AND UTILITY EASEMENT ALONG OLD COLLINS ROAD (NOW ABANDONED) AND RUNNING THROUGH THE ABOVE TRACT (FOR PURPOSES OF A PROPOSED FORCE MAIN) DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (N 624707.57 E 1681234.74) ON THE NORTH SIDE OF OLD COLLINS ROAD, THE NORTHWEST CORNER OF JOHN F. RITTER (REF. INSTRUMENT# 20171030 PAGE 110980 R.O.D.C.- PROPERTY MAP 155 PARCEL 57.02) AND BEING IN THE SOUTH LINE OF DAVID E. JOHNSON (REF. INSTRUMENT # 20080312 PAGE 24992 R.O.D.C.- PROPERTY MAP 155 PARCEL 281), THENCE WITH RITTER'S WEST LINE S07°39'32"W 20.00' TO A POINT; THENCE LEAVING RITTER N82°09'50"W 400.22' TO A POINT; THENCE N82°09'13"W 415.90' TO A POINT IN THE EAST LINE McCRORY TRACE ESTATES' OPEN SPACE; THENCE WITH SAID SUBDIVISION OPEN SPACE N08°54'39"E 20.00' TO AN EXISTING IRON BAR IN THE SOUTH LINE OF THE AFOREMENTIONED DAVID E. JOHNSON;

THENCE WITH JOHNSON'S SOUTH LINE S82°09'13"E 415.53' TO AN EXISTING IRON PIN "CHAPDELAINE"; THENCE S82°09'50"E 400.16' TO THE POINT OF BEGINNING.

THE ABOVE TRACT IS SUBJECT TO A 20' DRAINAGE EASEMENT RUNNING ALONG THE EXISTING DRAIN.

