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
20220510-0053472

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Larence Ritter Properties, LLC<br>116 Pembroke Avenue<br>Nashville, TN 37205 | Larence Ritter Properties, LLC<br>116 Pembroke Avenue<br>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 2** 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 south of 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.

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

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.

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

S. Denise Woods
Notary Public

My Commission Expires: _____

**EXHIBIT "A"**

**LARENCE RITTER PROPERTIES, LLC.**

**TRACT 2**

**5.81 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 LARENCE RITTER'S TRACT 1 ON THE NORTH; LARENCE RITTER'S TRACT 3 ON THE EAST; LARENCE RITTER'S TRACT 4 ON THE SOUTH; LOTS 83 & 85-89 OF McCRORY TRACE ESTATES ON THE WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING 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 277.33' TO AN IRON PIN SET (N 624432.71 E 1681197.78), 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; THENCE S89°48'57"W 25.50' TO A WITNESS IRON PIN SET (N 624432.55 E 1681146.89) AND THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT:

FROM THE TRUE POINT OF BEGINNING N89°48'57"E 25.50' TO A POINT IN THE CENTER OF A 50' INGRESS-EGRESS AND UTILITY EASEMENT; THENCE WITH THE CENTER OF SAID EASEMENT WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA=56°57'42"; RADIUS= 100.00'; ARC= 99.42'; CHORD= S38°07'31"W 95.37' TO A POINT; THENCE S66°36'22"W 195.57' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA= 52°57'36"; RADIUS= 500.00' ARC= 462.16'; CHORD= S40°07'34"W 445.89' TO A POINT; THENCE S13°38'46"W 8.95' TO A POINT IN THE NORTH LINE OF LARENCE RITTER'S TRACT 4; THENCE WITH TRACT 4'S NORTH LINE N74°11'23"W PASSING A WITNESS IRON PIN SET AT 25.02' IN ALL 338.53' TO AN EXISTING IRON PIN, THE SOUTHEAST CORNER OF LOT 89 OF McCRORY TRACE ESTATES (REF. PLATBOOK 6900 PAGE 723 R.O.D.C.); THENCE WITH LOT 89'S EAST LINE N07°11'22"E 100.35' TO AN EXISTING IRON PIN, THE SOUTHEAST CORNER OF LOT 88; THENCE WITH LOTS 87 & 88'S EAST LINE N06°58'27"E 169.44' TO AN EXISTING IRON PIN, THE SOUTHEAST CONER OF LOT 86; THENCE WITH LOTS 83,85 & 86'S EAST LINE N06°55'34"E 232.25' TO AN EXISTING IRON PIN IN THE MIDDLE OF LOT 83 THENCE WITH LOT 83'S EAST LINE N08°54'39"E 51.39' TO AN IRON PIN SET, THE SOUTHWEST CORNER OF LARENCE RITTER'S TRACT 1; THENCE WITH TRACT 1'S SOUTH LINES S52°34'37"E 231.88' TO AN IRON PIN SET IN A DRAIN; THENCE N89°48'57"E 574.82' TO THE TRUE POINT OF BEGINNING, CONTAINING 5.81 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.

IN FAVOR OF AND SUBJECT TO THE ABOVE TRACT IS 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 25.00' TO A POINT; THENCE WITH THE CENTER OF A 50' INGRESS-EGRESS AND UTILITY 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 THE ABOVE TRACT; THENCE CONTINUING WITH THE CENTER OF SAID EASEMENT RUNNING THROUGH TRACTS 2 & 3 WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA=56°57'42"; RADIUS= 100.00'; ARC= 99.42'; CHORD= S38°07'31"W 95.37' TO A POINT; THENCE S66°36'22"W 195.57' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA= 52°57'36"; RADIUS= 500.00' ARC= 462.16'; CHORD= S40°07'34"W 445.89' TO A POINT; THENCE S13°38'46"W 8.95' TO A POINT IN THE NORTH LINE OF LARENCE RITTER'S TRACT 4.

IN FAVOR OF THE ABOVE TRACT IS A 48' TURN AROUND LYING AT THE BEGIINGING OF THE ABOVE TRACT 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 NORTH 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"W 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' DRAINAGE EASEMENT RUNNING ALONG THE EXISTING DRAIN.

