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
20220510-0053474

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 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 4 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

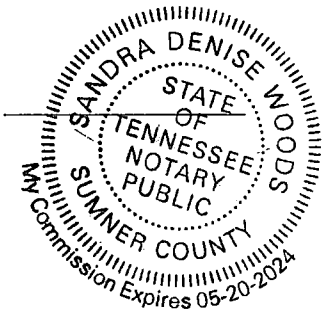
My Commission Expires:

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.

My Commission Expires: 

S. Denise Woods
Notary Public

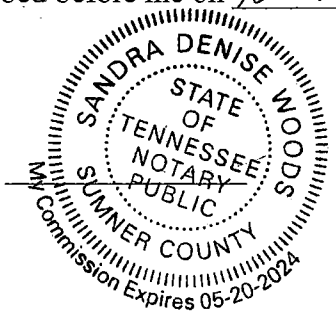
State of Tennessee
County of Davidson

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.

My Commission Expires: 

S. Denise Woods
Notary Public

EXHIBIT "A"

LARENCE RITTER PROPERTIES, LLC.

TRACT 4

6.20 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 TRACTS 2 & 3 ON THE NORTH; JAMES M. BOONE THE EAST; LORENE C. LINTON AND ROGER COLEMAN BROWN ON THE SOUTH; LOT 30, AN OPEN SPACE, LOTS 44-46 AND 90 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, THE NORTHEAST CORNER OF THE LARENCE RITTER'S TRACT 3; THENCE CONTINUING WITH JOHN F. RITTER'S AND THEN WITH KATHERINE K. CANNON (REF. INSTRUMENT # 20171127 PAGE 0120608 R.O.D.C.- PROPERTY MAP 155 PARCEL 2.66) WEST LINE S07°39'32W 719.26' TO AN EXISTING IRON PIN IN GRAVEL, THE NORTHEAST CORNER OF JAMES M. BOONE (REF. INSTRUMENT # 20100615 PAGE 0046312 R.O.D.C.- PROPERTY MAP 155 PARCEL 2.09); THENCE WITH BOONE'S NORTH LINE N79°40'13"W 393.79' TO AN EXISTING IRON PIN "DONLON 2297" (N 623790.63 E 1680714.51), THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT:

FROM THE TRUE POINT OF BEGINNING WITH BOONE'S WEST LINE S07°14'36"W 527.89' TO AN EXISTING IRON PIN AT AN IRON PIPE IN THE NORTH LINE OF ROGER COLEMAN BROWN (REF. DEED BOOK 8099 PAGE 895 R.O.D.C.- PROPERTY MAP 155 PARCEL 56); THENCE WITH BROWN'S NORTH LINE N75°51'27"W 181.93' TO AN EXISTING IRON PIPE, THE NORTHEAST CORNER OF LORENE C. LINTON (REF. DEED BOOK 10509 PAGE 270 R.O.D.C.- PROPERTY MAP 155 PARCEL 56.01); THENCE WITH LINTON'S NORTH LINE N74°57'17"W 251.76' TO AN IRON PIN SET IN THE EAST LINE OF LOT 30 OF McCRORY TRACE ESTATES (REF. PLAT BOOK 6900 PAGE 722 R.O.D.C.); THENCE WITH LOT 30, AN OPEN SPACE AND LOT 46, N08°38'39"E 379.46' TO THE SOUTHEAST CORNER OF LOT 45; THENCE WITH LOT 45'S EAST LINE N08°38'40"E 13.30' TO AN EXISTING IRON PIN; THENCE WITH LOTS 45 AND 44'S EAST LINES N07°04'48"E 149.52' TO AN EXISTING IRON PIN, THE SOUTHEAST CORNER OF LOT 90 OF McCRORY TRACE ESTATES (REF. PLATBOOK 6900 PAGE 723 R.O.D.C.); THENCE WITH LOT 90'S EAST LINE N06°50'09"E 110.00 TO AN EXISTING IRON PIN, THE SOUTHWEST CORNER LARENCE RITTER'S TRACT 2; THENCE WITH TRACT 2'S SOUTH LINE S74°11'23"E PASSING A WITNESS IRON PIN SET AT 313.51' IN ALL 338.53' TO POINT IN THE CENTER OF A 50' INGRESS-EGRESS AND UTILITY EASEMENT A WESTERLY CORNER OF LARENCE RITTER'S TRACT 3; THENCE WITH TRACT 3'S WEST LINE S26°34'55"E PASSING A WITNESS IRON PIN AT 41.40' IN ALL 156.36' TO THE TRUE POINT OF BEGINNING, CONTAINING 6.20 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 LAREN 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 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 NORTH LINE N82°09'50"W 25.06' 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 SOUTH LINE OF THE ABOVE TRACT; THENCE 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 THE ABOVE TRACT.

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)

