Karen Johnson Davidson County
Batch# 995907 DEEDWARRSP
04/25/2023 12:32:30 PM 6 pgs
Fees: $33.00 Taxes: $2,775.00
20230425-0030362

SPECIAL WARRANTY DEED

FROM: Larence Ritter Properties, LLC

TO: David E. Johnson

This instrument was prepared by:
Scott Fielding, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
David E. Johnson 8388 Collins Road Nashville, TN 37221	Same	155-00-0-308.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

LISA FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

Yvonne Howe
Affiant

Sworn to and subscribed before me, this 24 day of April, 2023.

Lisa Farris
Notary Public

My Commission Expires: 08-24-2024

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LARENCE RITTER PROPERTIES, LLC, a Tennessee limited liability company (hereinafter called the "Seller") by these presents does transfer, sell and convey unto DAVID E. JOHNSON (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon (hereinafter called the "Property").

The Property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is unimproved property located at 8395 Collins Road, Davidson County, Tennessee, 37221.

TO HAVE AND TO HOLD the Property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller covenants that Seller is lawfully seized and possessed of a fee simple interest in the Property, and the Grantor has a good right to convey the Property. Seller further covenants and binds itself, and its successors and assigns to warrant specially and forever defend the title to the Property to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 25th day of April, 2023.

SELLER: Larence Ritter Properties, LLC,
a Tennessee limited liability company

By: _____
Name: Josh Ritter
Title: Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, M. Justin Willis, a Notary Public in and for the County and State aforesaid, personally appeared Josh Ritter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Larence Ritter Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and seal at office in Nashville, Tennessee, this 25 day of April, 2023.

_____
Notary Public

My Commission Expires: 1/11/2026

M. JUSTIN WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

EXHIBIT A

PROPERTY DESCRIPTION

BEING A TRACT OF LAND 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# 20171030-00110980 R.O.D.C.- PROPERTY MAP 155 PARCEL 57.02) AND BEING IN THE SOUTH LINE OF DAVID E. JOHNSON (REF. INSTRUMENT # 20080312-0024992 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. PLAT BOOK 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.

TOGETHER WITH an easement for access, ingress and egress over and across the unmaintained road bed for Collins Road, f/k/a Miles-Dillinuntey and Old Collins Road, for the purpose of accessing the Land from the publicly maintained portion of the road known as Collins Road.

Being part of the of the same property conveyed to LARENCE RITTER PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ROBERT EALY, of record in Instrument No.20220105-0002276, said Register's Office.

Also, being part of the same property conveyed to LARENCE RITTER PROPERTIES LLC, A TENNESSEE LIMITED LIABILTY COMPANY AND ERIC LARENCE. By deed 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, of record in Instrument No. 20220114-0006154, said Register's Office.

Also, being part of the same property conveyed to LARENCE RITTER PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ERIC LARENCE, dated February 17, 2022, of record in Instrument No. 20220301-0023263, said Register's Office.

Also, being the same property conveyed to LARENCE RITTER PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from LARENCE RITTER PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated May 10, 2022, of record in Instrument No. 20220510-0053471, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2023 and future taxes, a lien, not yet due and payable

2. No insurance is afforded as to the acreage or square footage contained in the insured property.

3. Easement for the flow of the water of unnamed branch and the rights of the public therein.

4. Rights of upper and lower riparian owners to the flow of the water of unnamed branch, free from diminution or pollution.

5. Easement(s) of record in Book 6175, Page 435, said Register's Office.

6. Easement Agreement of record in Book 7079, Page 360, said Register's Office.

7. Easement of record in Instrument No. 20200211-0015582 said Register's Office.

8. Subject to the rights of others in and to the abandoned portion of the road bed for Collins Road, f/k/a Miles- Dillinuntey and Old Collins Road.

Certificate of Authenticity

I, Lisa Farris, 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 04-25-2023.

Date

Lisa Farris

Affiant Signature

04-25-2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of April, 2023.

Notary's Signature

My Commission Expires: 10/20/2025

Date

Notary's Seal (if on paper)

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires
Oct. 22, 2025