Karen Johnson Davidson County
Batch# 995907 DEEDQC
04/25/2023 12:32:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230425-0030363

3

QUITCLAIM DEED

FROM: Larence Ritter Properties, LLC

This instrument was prepared by:
Scott Fielding, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: David E. Johnson

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

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

Yvonne Hall
Affiant

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

Lisa Farmer
Notary Public

My Commission Expires: 08-24-2024

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, LARENCE RITTER PROPERTIES, LLC, a Tennessee limited liability company (hereinafter called the "Grantor"), by these presents does quitclaim, transfer and convey unto DAVID E. JOHNSON(hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any and all improvements thereon.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 25 day of April, 2023.

GRANTOR: 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

A certain parcel of land lying in Nashville, Davidson County, Tennessee, more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "K.Crowe #1979". All bearings are based on NAD'83, Tennessee State Plane.

BEGINNING at and existing iron pin in the south line of David E. Johnson (Instrument No. 20080312-0024992), corner to John F. Ritter et al (Instrument No. 20171030-0110980);

THENCE, along the line of said John F. Ritter S 07°39'32" W, a distance of 277.33' to an existing iron pin, corner to Larence Ritter Properties, LLC (Instrument No. 20220105-0002276);

THENCE, along the line of said Larence Ritter Properties, LLC (Instrument No. 20220105-0002276), then Larence Ritter Properties, LLC (Instrument No. 20220510-0053472) S 89°48'57" W, a distance of 625.71' to an iron pin set;

THENCE, continuing along the line of Larence Ritter Properties, LLC (Instrument No. 20220510-0053472) N 52°34'37" W, a distance of 231.88' to an existing iron pin (disturbed) in the east line of Margaret Wehby Sutton (Instrument No. 20140505-0037699; Lot 83 of Plat Book 6900, Page 723), said corner being located S 08°54'39" W, a distance of 20.00' from an iron pin set as reference;

THENCE, along Sutton's line, then the Open Space of McCrory Trace Estates Homeowner's Association (Deed Book 7576, Page 831; Plat Book 6900, Page 723) N 08°54'39" E, a distance of 250.26' to an existing iron pin in the south line of David E. Johnson (Instrument No. 20080312-0024992);

THENCE, along Johnon's line for the next 2 calls: S 82°09'13" E, a distance of 415.53' to an existing iron pin;

THENCE, S 82°09'50" E, a distance of 400.15' to the **POINT OF BEGINNING**, containing 5.97 Acres, more or less, according to a survey dated March 7, 2023 (last revised April 11, 2023) performed under the direct supervision of Kevin David Crowe, TN RLS 1979, whose address is 2865 Halfway-Halifax Road, Scottsville, KY 42164.

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.

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: 10/22/2025

Date

Notary's Seal (if on paper)

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