PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H Taylor

Karen Johnson Davidson County
Batch# 1063459 DEEDWARR
10/20/2023 02 28 09 PM 4 pgs
Fees $23 00 Taxes $1,942 50
20231020-0082553

Ivey Title, LLC Ref (DW) Title No.: 63302
Dav Co File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ronald Charpentier Willie Charpentier 1014 Buena Vista Franklin, TN 37069	NEW OWNER

TAX MAP PARCEL NUMBERS: 155000057 03

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$525,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, 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 and convey unto **Ronald Charpentier and Willie Charpentier, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows To Wit

Land in Davidson County, Tennessee, described as follows

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, JOHN F RITTER THE EAST; JAMES M BOONE ON THE SOUTH, LARENCE RITTER'S TRACT 2 & 4 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, THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT

FROM THE TRUE POINT OF BEGINNING CONTINUING WITH JOHN F RITTER'S AND THEN WITH KATHERINE K CANNON'S (REF. INSTRUMENT # 20171127 PAGE 0120608 R.O.D.C - PROPERTY MAP 155 PARCEL 2 66) WEST LINE S07°39'32"W 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 NORTHEASTERLY CORNER OF

LARENCE RITTER'S TRACT 4; THENCE WITH TRACT 4'S EAST LINE N26°34'55"W PASSING A WITNESS IRON PIN SET AT 114 96' IN ALL 156.36' TO A POINT, THE SOUTHEAST CORNER OF LARENCE RITTER'S TRACT 2 AND BEING IN THE CENTER OF A NON-EXCLUSIVE 50' INGRESS-EGRESS AND UTILITY EASEMENT; THENCE WITH TRACT 2'S WEST LINE WITH THE CENTER OF SAID EASEMENT N13°38'46"E 8 95' TO A POINT, THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS

DELTA= 52°57'36"; RADIUS= 500 00'; ARC= 462.16', CHORD = N40°07'34"E 445.89' TO A POINT; THENCE N66°36'22"E 195 57' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS

DELTA= 56°57'42", RADIUS= 100 00'; ARC= 99.42', CHORD= N38°07'31"E 95.37' TO A POINT IN THE SOUTH LINE OF LARENCE RITTER'S TRACT 1; THENCE WITH TRACT 1'S SOUTH LINE N89°48'57"E 25 39' TO THE TRUE POINT OF BEGINNING, CONTAINING 5.40 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 0002276 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 0006154 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 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 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 66' 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 AND A 30' VEGETATION BUFFER AND CONSERVATION EASEMENT EXCEPT WHERE ENCOMPASSED BY EASEMENT RIGHT OF WAY 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) DESCRIBED AS FOLLOWS

BEGINNING AT THE TRUE POINT OF BEGINNING OF THE ABOVE TRACT WITH JOHN F RITTER'S AND THEN WITH KATHERINE K. CANNON'S (REF. INSTRUMENT # 20171127 PAGE 0120608 R.O.D.C.- PROPERTY MAP 155 PARCEL 2 66) WEST LINE S07°39'32"W 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 30.20' TO A POINT, THENCE N07°39'53"E 686 62' TO A POINT IN THE CENTER OF A 50' INGRESS-EGRESS EASEMENT; THENCE WITH SAID EASEMENT WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA=16°12'55"; RADIUS=100 00', ARC= 28.30', CHORD= N17°45'07"E 28.21' TO A POINT IN THE SOUTH LINE OF LARENCE RITTER'S TRACT 1; THENCE WITH TRACT 1'S SOUTH LINE N89°48'57"E 25 39' TO THE TRUE POINT OF BEGINNING

TOGETHER WITH AND SUBJECT TO AN ACCESS AND UTILITY EASEMENT AGREEMENT OF RECORD IN INSTRUMENT NO. 20230425-0030364, SAID REGISTER'S OFFICE

Being part of the same property conveyed to Larence Ritter Properties, LLC, a Tennessee limited liability company, by General Warranty Deed from Robert Ealy, dated October 4, 2021 and recorded on January 5, 2022 of record in Instrument No 20220105-0002276, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Larence Ritter Properties, LLC, a Tennessee limited liability company, by General Warranty Deed from David Bernard Dale, a widower, Dana Boyd Dale Tarnor, a widow, Deidre Evonne Dale, an unmarried woman, Shana Tarnor Beroukas a/k/a 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, dated October 3, 2021, recorded January 14, 2022, of record in Instrument No. 20220114-0006154, said Register's Office. Being all the same property conveyed by Quitclaim Deed dated May 10, 2022, recorded May 10, 2022, of record in Instrument No. 20220510-0053473, said Register's Office, to Larence Ritter Properties, LLC, a Tennessee limited liability company for the purpose of establishing a new legal description for subject property

Description Reference: The description is the same as that used in the last deed prior to this transaction

This conveyance is subject to Taxes for 2023, and subsequent years; No insurance is afforded as to the amount of acreage contained herein Easements for ingress and egress contained in Quitclaim Deeds of record in Book 9924, page 850 and Instrument No. 20200211-0015582, said Register's Office Easement for driveway purposes of record in Book 6175, page 435, as further set out in Easement Agreement of record in Book 7079, page 360, said Register's Office Access and Utility Easement Agreement of record in Instrument No 20230425-0030364, said Register's Office

This is unimproved property, known as 8377 Collins Rd., Lot 3, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of October, 2023.

Larence Ritter Properties, LLC

By: _____
Joshua Ritter, Member

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,** (or other officer authorized to execute this instrument) of **Larence Ritter Properties, LLC**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 18th day of October, 2023.

MARGARET H TAYLOR · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 07-09-2024

My Commission Expires: _____

_____
Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $525,000.00.

_____
Affiant

Sworn and subscribed before me this 18 day of October, 2023.

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

My Commission Expires: _____

_____
Notary