Karen Johnson Davidson County
Batch# 1072910 DEEDWARR
11/17/2023 10:34:30 AM 5 pgs
Fees: $28.00 Taxes: $1,942.50
20231117-0089702

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*

Ivey Title, LLC Ref: (DW) Title No.: 63343
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kenneth Tyson Thomas Amanda Elyse Thomas 8387 Collins Road (Lot 4) Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 155000057.04

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 **Kenneth Tyson Thomas and Amanda Elyse Thomas, 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 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).

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 Waranty 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. By Quitclaim Deed dated February 17, 2022, recorded March 1, 2022, of record in Instrument No. 20220301-0023263, said Register's Office, Eric Larence conveyed his interest in subject property to Larence Ritter Properties, LLC, a Tennessee limited liability company. AND Being all the same property conveyed by Quitclaim Deed dated May 10, 2022, recorded My 10, 2022, of record in Instrument No. 20220510-0053474, 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 2024, and subsequent years; No insurance is afforded as to the exact amount of acreage contained herein. Easement for the flow of Creek over so much of the premises as may be therein. Access and Utility Easement Agreement of record in Instrument No. 20230425-0030364, said Register's Office.

This is unimproved property, known as 8387 Collins Road, Lot 4, 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 16th day of November 2023.

Larence Ritter Properties, LLC, a Tennessee limited liability company

By: _____
Joshua Ritter, Member

State of Tennessee

County of Davidson

On this 16th day of November, 2023, before me the undersigned authority, personally appeared Joshua Ritter, Member, Larence Ritter Properties, LLC, a Tennessee Limited Liability Company, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

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 16 day of November, 2023.

_____
Notary

My Commission Expires: 4/13/24

KAYLA TABOR
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

I, J. Trent Lehman, 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 11/16/23 (date of document).

Affiant Signature

11/16/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of November, 2023

Notary's Signature

MY COMMISSION EXPIRES: 9/21/25

Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY