Karen Johnson Davidson County
Batch# 1108475 DEEDWARR
03/07/2024 10:32:30 AM 5 pgs
Fees: $28.00 Taxes: $1,757.50
20240307-0015872

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.: 63530
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charles Priest Jenna Priest 5421 Kentucky Ave Nashville, TN 37209	NEW OWNER

TAX MAP PARCEL NUMBERS: 15500030900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$475,000.00**, 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 **Charles Priest and Jenna Priest,** 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:

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; LARENCE RITTER'S TRACT 3 ON THE EAST; LARENCE RITTER'S TRACT 4 ON THE SOUTH; LOTS 83 & 85-89 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 (N 624432.71 E 1681197.78), 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; THENCE S89°48'57"W 25.50' TO A WITNESS IRON PIN SET (N 624432.55 E 1681146.89) AND THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT:

FROM THE TRUE POINT OF BEGINNING N89°48'57"E 25.50' TO A POINT IN THE CENTER OF A 50' INGRESS-EGRESS AND UTILITY EASEMENT; THENCE WITH THE CENTER OF SAID EASEMENT 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; THENCE WITH TRACT 4'S NORTH LINE N74°11'23"W PASSING A WITNESS IRON PIN SET AT 25.02' IN ALL 338.53' TO AN EXISTING IRON PIN, THE SOUTHEAST CORNER OF LOT 89 OF McCRORY TRACE ESTATES (REF. PLATBOOK 6900 PAGE 723 R.O.D.C.); THENCE WITH LOT 89'S EAST LINE N07°11'22"E 100.35' TO AN EXISTING IRON PIN, THE SOUTHEAST CORNER OF LOT 88; THENCE WITH LOTS 87 & 88'S EAST LINE N06°58'27"E 169.44' TO AN EXISTING IRON PIN, THE SOUTHEAST CONER OF LOT 86; THENCE WITH LOTS 83,85 & 86'S EAST LINE N06°55'34"E 232.25' TO AN EXISTING IRON PIN IN THE MIDDLE OF LOT 83 THENCE WITH LOT 83'S EAST LINE N08°54'39"E 51.39' TO AN IRON PIN SET, THE SOUTHWEST CORNER OF LARENCE RITTER'S TRACT 1; THENCE WITH TRACT 1'S SOUTH LINES S52°34'37"E 231.88' TO AN IRON PIN SET IN A DRAIN; THENCE N89°48'57"E 574.82' TO THE TRUE POINT OF BEGINNING, CONTAINING 5.81 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.

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 SOUTH LINE N82°09'50"W 25.00' 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 NORTH LINE OF THE ABOVE TRACT; THENCE CONTINUING 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 92.69' 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)

THE ABOVE TRACT IS SUBJECT TO A 20' DRAINAGE EASEMENT RUNNING ALONG THE EXISTING DRAIN.

TOGETHER WITH AND SUBJECT TO AN ACCESS AND UTILITY EASEMENT AGREEMENT OF RECORD IN INSTRUMENT NO. 20230425-0030364 AND AGREEMENT FOR MAINTENANCE OF PRIVATE ROAD OF RECORD IN INSTRUMENT NO. 20231117-0089703, SAID REGISTER'S OFFICE. THE EASEMENTS GRANTED HEREIN ARE PERPETUAL EASEMENTS WHICH SHALL RUN WITH THE LAND FOR THE BENEFIT OF AND BINDING UPON SUCCESSORS, HEIRS AND ASSIGNS OF GRANTOR AND GRANTEE HEREIN.

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, and Eric Larence 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 May 10, 2022, of record in Instrument No. 20220510-0053472, 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. Electric and Communication Utilities Easement Agreement of record in Instrument No. 20231220-0098028, said Register's Office. Agreement for Maintenance of Private Road of record in Instrument No. 20231117-0089703, said Register's Office. Access and Utility Easement Agreement of record in Instrument No. 20230425-0030364, said Register's Office. Easement for flow of creek over as much of the premises as may be therein.

This is unimproved property, known as 8391 Collins Road, Lot 2, 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 6th day of March, 2024.

Larence Ritter Properties, LLC, a Tennessee limited liability company

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** of **Larence Ritter Properties, LLC, a Tennessee Limited Liability Company**, the within named bargainor, a 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, at office in Davidson County Tennessee this the 6th day of March, 2024.

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

_____
Notary

My Commission Expires: _____

State of Tennessee

County of ~~Davidson~~ Williamson Snc

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $475,000.00.

_____
Affiant

Sworn and subscribed before me this 6 day of March, 2024.

_____
Notary

My Commission Expires: 1·14·26

SYDNEY LASCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Deed Warranty Corp Nashville BP WI1 - 12/92

Certificate of Authenticity

I, Jennifer G. Lloyd, 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 March 6, 2024.

Date

Affiant Signature

3/6/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6th day of March, 2024.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY