THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
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Nashville, TN 37201-1638
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Karen Johnson Davidson County
Batch # 1168492 DEEDQC
08/13/2024 11:30:52 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240813-0061172

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL #
SUSAN B. RITTER 6250 Hillsboro Rd. Nashville, TN 37215	SAME	15800003000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is One Dollars ($1.00).

Susan B. Ritter
SUSAN B. RITTER

SUBSCRIBED AND SWORN to before me by SUSAN B. RITTER this 9th day of August, 2024.

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 7, 2025

Notary Public
My Commission Expires: 7/7/25

Grantor executes this quitclaim deed to document the derivation of the title and the detailed property description. I, SUSAN B. RITTER, ("GRANTOR"), do hereby quitclaim and by these presents do transfer and convey unto SUSAN B. RITTER, her heirs and assigns, ("GRANTEE"), all of GRANTOR'S right, title

and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 9 day of August, 2024.

Susan B. Ritter
SUSAN B. RITTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared SUSAN B. RITTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, this 9th day of August, 2024.

NOTARY PUBLIC

My Commission Expires:

7/7/25

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 7, 2025

EXHIBIT A

A tract of land in the 7th Civil District of Davidson County, Tennessee, being part of a 107.22 acre tract decreed to Mrs. Alice Scruggs Kelley, a plan of which is of record in Minute Book 65, pages 378 and 379, of the County Court for said County, and more particularly described as follows:

Beginning at a point in the center of Hillsboro Road 1011.3 feet North of the intersection of the center lines of Old Hickory Blvd., and Hillsboro Road, being the northwest corner of the 3.508 acres tract conveyed to Bernard E. Britt, Jr., by deed from Mrs. Alice Scruggs Kelley of record in Book _____, page _____, R.O.D.C., Tennessee; thence North along the center of said Hillsboro Road 250 feet to a point; thence leaving said road 59 degrees 30 minutes east 900 feet to a stake; thence south 30 degrees 30 minutes west 250 feet to the northeast corner of the tract conveyed to Britt mentioned above; thence along Britt's north line north 59 degrees 30 minutes west 897.7 feet to the point of north beginning, containing 5.195 acres.

Being the same property devised to Susan B. Ritter by the Last Will and Testament of Lorraine B. Payne by her Last Will and Testament duly probated in the Probate Cout of Davison County Tennessee docket number 70870 and of record in Will Book 136, page 363, Davidson County Probate Court Clerk's Office. Said property was acquired by T. Murphy Payne and wife Lorraine Britt Payne by deed of record in Book 2047, page 65, R.O.D.C. T. Murphy Payne predeceased Lorraine Britt Payne and his interest vested in her.

The property address is 6250 Hillsboro Rd., Nashville, TN 37215.