Karen Johnson Davidson County
Batch# 1259892 DEEDQC
04/14/2025 03:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250414-0028246

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Susan Britt Ritter Susan Britt Ritter, Affiant Subscribed and sworn to before me, this 28th day of March, 2025. Alice M Bohannon Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Alfred Boyd Ritter and/or Susan Britt Ritter, Trustees 6250 Hillsboro Road Nashville, TN 37215	SAME	15800003000

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Susan Britt Ritter**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor and the Grantor's spouse, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Alfred Boyd Ritter and/or Susan Britt Ritter, Trustees of the Alfred B. & Susan B. Ritter Living Trust, established by the Revocable Trust Agreement of Alfred Boyd Ritter and Susan Britt Ritter dated March 28, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 28th day of March, 2025.

Susan Britt Ritter

Susan Britt Ritter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Britt Ritter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 28th day of March, 2025.

My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Alice M Bohannon

Notary Public

EXHIBIT A

Legal Description

Land lying Davidson County, Tennessee, more particularly described as follows:

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 conveyed to Susan B. Ritter by deed from Susan B. Ritter of record in Instrument No. 20240813-0061172 in the Register's Office for Davidson County, Tennessee.

Susan Britt Ritter and Susan B. Ritter are one and the same person.

This is improved property known as 6250 Hillsboro Road, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 3/28/25.

4/14/25
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of April, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

