Karen Johnson Davidson County
Batch # 1330226 DEEDWARR
10/03/2025 12 40 02 PM 3 pgs
Fees $18 00 Taxes $2,216 30
20251003-0079072



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $599,000 00

Affiant

Subscribed and sworn to before me, this 1st day of October, 2025

Notary Public

My commission expires 11-3-25

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. DM-C-25-0377

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To	Map-Parcel Numbers
Hannah Cohee and Nathan Cohee	**New Owner**	**155-00-0-057.03**
8377 Collins Road		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ronald Charpentier and Willie Charpentier, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hannah Cohee and Nathan Cohee, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF 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 S 07°39°32"W 27733° TO AN IRON PIN SET (N 62443271 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 266) WEST LINE S 07°39°32"W 71926° 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 N 79°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 N 26°34°55"W PASSING A WITNESS IRON PIN SET AT 11496 IN ALL 15636' 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°0734"E 445 89° TO A POINT, THENCE N66°36'227E 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= N 38°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 2539 TO THE TRUE POINT OF BEGINNING, CONTAINING 5 40 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY RANDOLPH L CHAPDELAINE RLS #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 S 07°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= S 38°07'31" W 95 37' TO A POINT, THENCE S 66°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 S 13°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= S 20°46'04"W 89 64' TO A POINT ON SAID 50' INGRESS-EGRESS EASEMENT

THE ABOVE TRACT IS SUBIECT 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 0 D C-- PROPERTY

MAP 155 PARCEL 2 66) WEST LINE S 07°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 OD C - PROPERTY MAP 155 PARCEL 2 09), THENCE WITH BOONE'S NORTH LINE N 79°40'13"W 30 20° TO A POINT, THENCE N 07°39'53"E 68662' 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= N 17°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 2539' 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 all of the property conveyed to Ronald Charpentier and Willie Charpentier, husband and wife, by deed from Larence Ritter Properties, LL C, of record in Instrument No 20231020-0082553, Register's Office for Davidson County, Tennessee, dated October 18, 2023 and recorded on October 20, 2023 Also see Quitclaim Deed in Instrument No 20220510-0053473, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee Subsequent taxes are assumed by the Grantees
b Easement for Ingress, Egress, Utilities and Vegetation Buffer and Conservation of record in Instrument No 20220510-0053473, in the Register's Office for Davidson County, Tennessee
c Access and Utility Easement Agreement of record in Instrument No 20230425-0030364, in the Register's Office for Davidson County, Tennessee
d. Agreement for Maintenance of Private Road of record in Instrument No 20231117-0089703, in the Register's Office for Davidson County, Tennessee
e The rights of upper and lower riparian owners in and to the use of the waters of said Creek located on the premises and the natural unobstructed flow thereof
f All other easements and restrictions of record

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

This is improved property known as 8377 Collins Road, 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this 1st day of October, 2025

Ronald Charpentier

Willie Charpentier

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Donald Charpentier and Willie Charpentier, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 1st day of October, 2025

Notary Signature
My commission expires

File # 25-476

Russell J. McCann
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY