Return to: Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135
(615) 776-7461

Karen Johnson Davidson County
Batch # 1439025 DEEDQC
06/29/2026 02:21:37 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260629-0058705

#2642

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Larry J. Rice and wife, Jennifer L. Rice	**(NEW OWNER)**	**P/O 187-00-0-**
201 Fann Road		**Parcel 084.00**
Nolensville, TN 37135		
This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135. This instrument was prepared by information furnished by the parties and no title examination was performed by the preparer for this conveyance.		

QUITCLAIM DEED

Know all persons by these presents, **Larry James Rice,** (hereinafter referred to as the "Grantor"), do hereby bargain, quitclaim and conveys unto **Larry J. Rice and wife, Jennifer L. Rice,** (hereinafter referred to as the "Grantees"), all of Grantor's rights, claims, title and interest in the following described real estate located in **DAVIDSON** County, Tennessee, to-wit:

SEE ATTACHED-TRACT 1

Being part of the same property conveyed to Larry James Rice by warranty deed from Ronald S. Nunn, Trustee of record in Book 6451, page 619, said Register's Office. The said Larry James Rice is one and the same as Larry J. Rice.

The purpose of this quitclaim deed is to convey property with new legal description and create a tenants by the entirety.

Said property is conveyed subject to such limitations, restrictions, easements, encumbrances, any hoa and all matters appearing of record, as may affect the premises.

This is unimproved real property known as Tract 1 on Rice Hill Road, Nolensville, TN 37135.

STATE OF TENNESSEE } **COUNTY OF WILLIAMSON }**	
The actual consideration or value, whichever is greater for this transfer, is $-0-.	
	Affiant Jennifer L Rice
Subscribed and sworn to before me this 23rd **day of June, 2026.** **Notary Public** **My Commission Expires 10/14/2026**	JUDY PAINTER-ROSE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

IN WITNESS, WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 23rd day of June, 2026.

LARRY JAMES RICE

STATE OF TENNESSEE}
COUNTY OF WILLIAMSON}

Before me, the undersigned in and for said county and state, personally appeared **LARRY JAMES RICE**, whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that HE executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nolensville, Tennessee, this 23rd day of June, 2026.

Notary Public
My Commission Expires: 10/14/2026

JUDY PAINTER-ROSE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Legal Description- Tract 1

A tract or parcel of land located in the 5TH Civil District of Davidson County, Tennessee and being bounded on the East by Tract 2 of this survey, on the South by Gatlin, on the West by Jimmy Rice and on the North by Thomas and being more particularly described as follows:

Commencing at a point in the centerline of Fann Road. Said point being the northeasterly corner of the Ashley Gatlin property (DB.20210823, PG.113576, R.O.D.C.T.) and the southeasterly corner of Tract 2 of this survey. Thence, leaving the center of the road and with the line of Gatlin, North 84 Degrees 13 Minutes 49 Seconds West, a distance of 25.00 feet to an iron pin.

Thence, North 84 Degrees 13 Minutes 49 Seconds West, a distance of 289.97 feet to an iron pin. Said pin being the southeasterly corner of the tract herein described and being the POINT OF BEGINNING.

Thence, North 84 Degrees 13 Minutes 49 Seconds West, a distance of 330.83 feet to an iron pin in the easterly line of the Jimmy Rice property (DB.6460, PG.532, R.O.D.C.T.). Said pin being the southwesterly corner of the tract herein described.

Thence, with the line of Rice, North 05 Degrees 04 Minutes 13 Seconds East, a distance of 656.86 feet to an iron pin in the southerly line of the Angela Thomas property (DB.10767, PG.30, R.O.D.C.T.). Said pin being the northwesterly corner of the tract herein described.

Thence, with the line of Thomas, South 87 Degrees 35 Minutes 30 Seconds East, a distance of 390.33 feet to an iron pin. Said point being the northeasterly corner of the tract herein described.

Thence, leaving the line of Thomas and with the westerly line of Tract 2 of this survey, South 03 Degrees 22 Minutes 02 Seconds West, a distance of 168.77 feet to an iron pin.

Thence, South 42 Degrees 35 Minutes 57 Seconds West, a distance of 171.02 feet to an iron pin.

Thence, South 16 Degrees 33 Minutes 21 Seconds West, a distance of 117.50 feet to an iron pin.

Thence, South 08 Degrees 39 Minutes 55 Seconds East, a distance of 267.21 feet to the POINT OF BEGINNING.

Said tract containing 5.01 acres or 218,255 sq.ft. more or less by a survey performed by Keith & Associates Land Surveying Inc., dated February 17, 2026.