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
20260629-0058706

#2643

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Larry J. Rice	**(NEW OWNER)**	**Map187-00-0-**
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,** (hereinafter referred to as the "Grantee"), 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 2

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.

Jennifer L. Rice joins in this conveyance, with the consent of the Grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the said property, if any.

The purpose of this quitclaim deed is to convey property with new legal description.

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

This is improved real property known as 201 Fann Road, Nolensville, TN 37135.

STATE OF TENNESSEE } **COUNTY OF WILLIAMSON }**	
The actual consideration or value, whichever is greater for this transfer, is $-0-.	
	Affiant Walter Daggett III
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

JENNIFER L. RICE

STATE OF TENNESSEE}
COUNTY OF WILLIAMSON}

Before me, the undersigned in and for said county and state, personally appeared **LARRY JAMES RICE AND JENNIFER L. RICE**, whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that THEY 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 2

A tract or parcel of land located in the 5TH Civil District of Davidson County, Tennessee and being bounded on the East by the centerline of Fann Road, on the South by Gatlin, on the West by Tract 1 of this survey and on the North by Thomas and being more particularly described as follows:

Beginning 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 the property herein described. Said pin being the POINT OF BEGINNING.

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 southwesterly corner of the tract herein described.

Thence, leaving the line of Gatlin and with the easterly line of Tract 1 of this survey, North 08 Degrees 39 Minutes 55 Seconds West, a distance of 267.21 feet to an iron pin.

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

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

Thence, North 03 Degrees 22 Minutes 02 Seconds East, a distance of 168.77 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 231.76 feet to an iron pin.

Thence, South 87 Degrees 35 Minutes 30 Seconds East, a distance of 25.00 feet to a point in the centerline of Fann Road. Said point being the northeasterly corner of the tract herein described.

Thence, with the centerline of Fann Road, South 05 Degrees 07 Minutes 24 Seconds West, a distance of 694.80 feet to the POINT OF BEGINNING.

Said tract containing 5.01 acres or 218,378 sq.ft. more or less by a survey performed by Keith & Associates Land Surveying Inc., dated February 17, 2026.