Karen Johnson Davidson County
Batch# 694107 DEEDWARR
08/10/2021 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20210810-0107869

**RECORD AND RETURN TO:**
**VICTORY TITLE & ESCROW, LLC**
**695 PRESIDENT PL., STE. 203**
**SMYRNA, TN 37167**
**VT210600214**

# WARRANTY DEED

ELIZA WHITFIELD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS**
**$175,000.00** Carmen Coats
**Affiant**
**SUBSCRIBED AND SWORN TO BEFORE ME, this the 9th 6th day of August, 2021.** EW
Eliza Whitfield
**Notary Public**
**MY COMMISSION EXPIRES:** 5-5-2025

**THIS INSTRUMENT WAS PREPARED BY**
**VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Raymond S. Kramer, Jr. and Evelyn B. Kramer**<br>**234 Rose Hill Ave.**<br>**Versailles, KY 40383** | **SAME** | **P/O 063-00-0-078.00** |

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,

**James K. Brahaney, unmarried**

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

**Raymond S. Kramer, Jr. and Evelyn B. Kramer, husband and wife**

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:

**Tract 1B**
**LAND lying in the 9th Council District of Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps and Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated June 9, 2020, as follows:**

**STARTING at a ½" rebar with cap "Anderson-Delk" set on the easterly margin of Neely's Bend Road (50' Right-of-Way), said point being the most southeasterly corner of the property conveyed to John W. Menees, of record in Instrument No. 20080730-0077778, Register's Office Davidson County, Tennessee; Thence with said margin of Neely's Bend Road, South 08 Degrees 40 Minutes 36 Seconds East a distance of 253.98 feet to the Point of Beginning; Thence with a new line, severing said Brahaney Property, the following four calls: South 88 Degrees 40 Minutes 44 Seconds East a distance of 375.47 feet to a point; Thence North 21 Degrees 02 Minutes 28 Seconds East a distance of 100.60 feet to a point; Thence South 78 Degrees 45 Minutes 13 Seconds East a distance of 142.45 feet to a point; Thence North 61 Degrees 10 Minutes 16 Seconds East a distance of 639.43 feet to a point in the westerly line of the Douglas B. Odom Property of record in Deed Book 9275, page 289, Register's Office Davidson County, Tennessee; Thence with the westerly line of said Odom Property, South 10 Degrees 21 Minutes 21 Seconds West a distance of 615.34 feet to a ½" rebar with cap "Anderson-Delk"; Thence with the northerly line of Lot 1 on the plan of Brahaney Subdivision, of record in Instrument No. 20201215-0147950, Register's Office Davidson County, Tennessee, the following two calls: North 72 Degrees 08 Minutes 41 Seconds West a distance of 584.67 feet to a ½" rebar (set); Thence continuing North 88 Degrees 40 Minutes 44 Seconds West a distance of 436.73 feet to ½" rebar set on the Easterly margin of Neely's Bend Road; Thence with said margin of Neely's Bend Road, North 08 Degrees 40 Minutes 36 Seconds West a distance of 50.77 feet to the Point of Beginning, containing 229,011 Square Feet or 5.26 Acres, more or less.**

**CHAIN I:**
**BEING part of the same property conveyed to James G. Menees by Partition Deed from Ed S. Menees, Bruce W. Menees, Nannie Menees Cummings, Henry C. Menees and John W. Menees, dated 7/6/1946 and recorded 11/12/1946 in Book 1360, Page 496, in the Register's Office of Davidson County, Tennessee.**

**The said James G. Menees, also known as James Menees, having since died testate on May 9, 2001, his Estate having been probated under Docket No. 02P468, in the Probate Court for Davidson County, Tennessee. By his Last Will and Testament, he devised subject property to his wife, Mary Sue Menees.**

**The said Mary Sue Menees having since died testate on February 13, 2005, her Estate having been probated under Docket No. 05P369, in the Probate Court for Davidson County, Tennessee. By her Last Will**

**The said Mary Sue Menees having since died testate on February 13, 2005, her Estate having been probated under Docket No. 05P369, in the Probate Court for Davidson County, Tennessee. By her Last Will and Testament, she devised subject property to her daughter, Sarah Brahaney. A copy of her Last Will and Testament having been recorded in Instrument No. 20051110-0136330, in the Register's Office of Davidson County, Tennessee.**

**The said Sarah Brahaney, also known as Sarah Jeannine Brahaney, having since died testate on July 14, 2018, her Estate having been probated under Docket No. 18P1603, in the Probate Court for Davidson County, Tennessee. By her Last Will and Testament, she devised subject property to her husband, James K. Brahaney. A copy of her Last Will and Testament having been recorded in Instrument No. 20190225-0016965, in the Register's Office of Davidson County, Tennessee, thereby vesting subject property solely in James K. Brahaney.**

**CHAIN II:**
**BEING part of the same property conveyed to Sarah Jeannine Brahaney and husband, James K. Brahaney, by Quitclaim Deed from James G. Menees and wife, Mary Sue Menees, dated 4/18/2000 and recorded 4/19/2000 in Instrument No. 200004190039036; and being part of the same property previously conveyed to James G. Menees by Partition Deed from Ed S. Menees, Bruce W. Menees, Nannie Menees Cummings, Henry C. Menees and John W. Menees, dated 7/6/1946 and recorded 11/12/1946 in Book 1360, Page 496, in the Register's Office of Davidson County, Tennessee. The said Sarah Jeannine Brahaney having since died on July 14, 2018, thereby vesting subject property in James K. Brahaney, as surviving tenant by the entirety.**

**This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.**

This is unimproved ( X) property known as **Tract 1B Neelys Bend Road P/O 1839 Neelys Bend Rd., Madison, TN 37115**
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, their heirs and assigns forever, and we do covenant with 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 our hands this 6th day of August, 2021.

**James K. Brahaney**

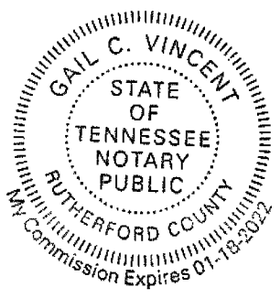
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James K. Brahaney the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of August, 2021.

Commission Expires:_____

Notary Public



**Tennessee Certification of Electronic Document**

I, Steven T. Mills, 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 08/10/2021 (date of document).

Affiant Signature

08/10/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 10th day of August, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025