Karen Johnson Davidson County
Batch# 695599 DEEDWARR
08/11/2021 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210811-0108542

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT210600207

WARRANTY DEED

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
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
$325,000.00 Carmen Coats
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the 9th day of August, 2021
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 Strand Kramer, III 1419B Otay Street Nashville, TN 37216	Highlands Residential Mortgage 958 W. Bethany Drive, Suite 300 Allen, Tx 75013	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 Strand Kramer, III and Gabrielle Russum 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 1A
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:

BEGINNING 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, and the most northwesterly corner of the herein-described Tract; Thence with the southerly line of said Menees Property, North 85 Degrees 40 Minutes 24 Seconds East a distance of 211.73 feet to a ½" rebar found; Thence continuing, and with the southerly line of the Brenda B. Rector Property of record in Instrument No. 20080730-0077649, Register's Office Davidson County, Tennessee, South 76 Degrees 12 Minutes 40 Seconds East a distance of 212.04 feet to a t-post (found); Thence continuing South 83 Degrees 47 Minutes 17 Seconds East a distance of 229.18 feet to a t-post (found); Thence continuing North 50 Degrees 45 Minutes 03 Seconds East, passing a ½" rebar found at 677.93 feet, a total distance of 718.00 feet to a ½" rebar (found); Thence with the westerly line of the Douglas B. Odom Property of record in Deed Book 9275, page 289, Register's Office Davidson County, Tennessee, South 10 Degrees 21 Minutes 21 Seconds West a distance of 284.84 feet to a point; Thence with a new line, severing said Brahaney Property, the following four calls; South 61 Degrees 10 Minutes 16 Seconds West a distance of 639.43 feet to a point; Thence North 78 Degrees 45 Minutes 13 Seconds West a distance of 142.45 feet to a point; Thence South 21 Degrees 02 Minutes 28 Seconds West a distance of 100.60 feet to a point; Thence North 88 Degrees 40 Minutes 44 Seconds West a distance of 375.47 feet to a point in 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 253.98 feet to the Point of Beginning, containing 224,888 Square Feet or 5.17 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 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 improved (X) property known as **1839 Neelys Bend Road - TRACT 1A, 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

James K. Brahaney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

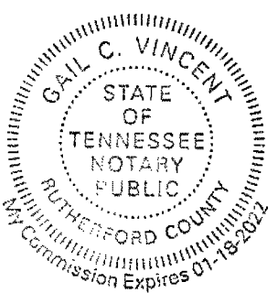
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James K. Brahaney the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument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

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

Commission Expires:_____

Gail C. Vincent

Notary Public



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/11/2021 (date ~~of document~~).

Affiant Signature

08/11/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 11th day of August, 2021.

Notary's Signature

NOTARY'S SEAL:

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025