Karen Johnson Davidson County
Batch# 896339 DEEDWARR
07/29/2022 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $6,845.00
20220729-0086777

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,850,000.00. Brooke D Thompson Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~3RD~~ 29th DAY OF ~~AUGUST~~ July, 2022. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brooke D. Thompson and Gregory A. Thompson 97 High Lea Road Brentwood, TN 37027	Ascend Federal Credit Union 520 Airpark Drive Tullahoma, TN 37388	159-00-0-042.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **John Kramp and wife, Lynn Marie Kramp**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Brooke D. Thompson and Gregory A. Thompson, wife and husband**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 2 of the Estate of J. M. Morel, Deceased, not of record, more particularly described as follows:

Beginning at a point on the northwesterly margin of High Lea Road, said part being North 35° 30' East 314.20 feet from the northeasterly corner of the property conveyed to Lawrence Williams and wife, by deed from Jeanne M. Dalton of record in Deed Book 120, page 151, Register's Office for Williamson County, Tennessee; thence North 54° 30' West 233 feet; thence North 35° 30' East 341.8 feet to the corner of Old Hickory Boulevard; thence with the center of the same South 85° 45' East 162.53 feet; thence South 51° 45' East 87.21 feet to the northwesterly margin of High Lea Road; thence with the same South 35° 30' West 420 feet to the beginning.

Included in the above but excluded therefrom is that portion of said land conveyed to State of Tennessee by deed from Shirley B. Stansell, of record as Instrument No. 20011221-0141144, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Kramp and wife, Lynn Marie Kramp by Warranty Deed from Shirley B. Stansell and husband, James N. Stansell, Jr., dated 08/23/2006 and recorded 08/24/2006, of record in Instrument 200608240104387, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 97 High Lea Road, Brentwood, TN 37027

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 my/our hand(s) this the 27th day of July, 2022.

John Kramp

Lynn Marie Kramp

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

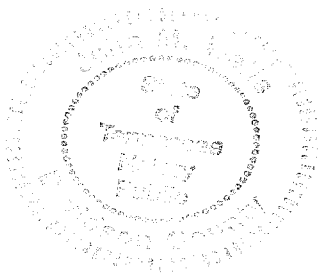
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared John Kramp and Lynn Marie Kramp with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 27th of July, 2022.

Notary Public

My Commission Expires: 3/1/2023

(SEAL)



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 7/29/2022.

Date

Affiant Signature

7/29/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of July, 2022.

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

