Prepared by: John Forrest Kelly, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

Karen Johnson Davidson County
Batch# 1018764 DEEDWARR
06/26/2023 08 54 15 AM 4 pgs
Fees $22 00 Taxes $0 00
20230626-0048215

ADAM BARUCH KRAMER, ET UX

TO: WARRANTY DEED

ADAM BARUCH KRAMER and MOLLY MCLEAN KRAMER, Trustees of the KRAMER FAMILY REVOCABLE TRUST

THIS DEED OF REALTY, executed as of the 21st day of June, 2023, by Grantors, ADAM BARUCH KRAMER and MOLLY KRAMER, husband and wife, to Grantees, ADAM BARUCH KRAMER and MOLLY MCLEAN KRAMER, Trustees of the KRAMER FAMILY REVOCABLE TRUST, dated June 21, 2023 and any amendments thereto,

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, all of Grantors' right, title and interest, to have and to hold and to their heirs and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 41 of Block 'C' on the Map of the Re-Subdivision of Sunnymeade Unit No. 1, Subdivision of Sunnymeade Unit No. 2, as shown on plat of record in Book 974, Page(s) 56 and 57, in the Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 41 of Block 'C' fronts 50 feet on the North side of Ardee Avenue and runs back 287 feet on the Westerly line and 289.6 feet on the Easterly line, to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Adam Baruch Kramer and Molly Kramer, husband and wife, by Warranty Deed from David Urbaniak, joined by his wife, Julie Urbaniak, dated May 10, 2022, and recorded May 12, 2022, of record in Instrument No. 20220512-0054422, in the Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. Subject to all matters shown on the Plan of record in Plat Book 974, Page 57, Register's Office for Davidson County, Tennessee.

2. Easement for Sanitary Sewers of record in Book 4766, Page 441, in the Register's Office for Davidson County, Tennessee.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, for the express purpose of perfecting the immunities and protections of said statute as provided therein.

That Grantors (1) covenant that they are lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2023 taxes which Grantees assume; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

ADAM BARUCH KRAMER Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ADAM BARUCH KRAMER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 21st day of June, 2023.

My Commission Expires:

May 3, 2027.

Laura McInnis
Notary Public

LAURA ELIZABETH MCINNIS
TENNESSEE NOTARY PUBLIC
My Comm Exp MAY 3, 2027
COUNTY OF DAVIDSON

MOLLY KRAMER Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, MOLLY KRAMER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 21st day of June, 2023.

My Commission Expires:

May 3, 2027.

Laura McInnis
Notary Public

LAURA ELIZABETH MCINNIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. MAY 3, 2027
COUNTY OF DAVIDSON

Property Owners Name
And Mailing Address:

Adam Baruch Kramer and
Molly Mclean Kramer, Trustees of the
Kramer Family Revocable Trust
1231 Ardee Avenue
Nashville, TN 37216

Send Tax Bills To:

First Horizon Bank
12719 Cantrell Road, Suite 200
Little Rock, AR 72223

Property Address:

1231 Ardee Avenue
Nashville, TN 37216

Map and Parcel No.:

061-16-0-192.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).