Karen Johnson Davidson County
Batch# 1033934 DEEDQC
08/03/2023 08 26 35 AM 3 pgs
Fees $17 00 Taxes $0 00
20230803-0059862

**THIS INSTRUMENT PREPARED BY:**
**Martin Heller Potempa & Sheppard**
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

PHILIP D. KRAMER, AFFIANT

Subscribed and sworn to before me, this 28th day of July 2023.

NOTARY PUBLIC

My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 3, 2025

# QUITCLAIM DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| **PHILIP D. KRAMER and JULIE H. KRAMER, CO-TRUSTEES**<br>8342 Merrymount Drive<br>Nashville, TN 37221 | New Owner | Map and Parcel No.:<br>Map 127, Parcel 131 |

**FOR AND IN CONSIDERATION** of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Philip D. Kramer and wife, Julie H. Kramer, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Philip D. Kramer and Julie H Kramer, Co-Trustees of the Kramer Joint Revocable Trust, created July 19, 2023, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

**This is improved property known as 8342 Merrymount Drive, Nashville, Tennessee 37221**, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of John Cunningham Estates, Section 3, as of record in Book 4860, Page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 140.00 feet on the northwesterly margin of Merrymount Drive and extends back 372.91 feet on the northeasterly line and 367.88 feet on the southwesterly line to a broken line in the rear, which the northerly portion fronts 229.90 feet on the southerly margin of Newsom Station Road, a total of 330.20 feet thereon.

Being the same property conveyed to Philip D. Kramer and wife, Julie H. Kramer, from Lance Durden and wife, Susan Durden, by Warranty Deed recorded in the Register's Office of said county and state at Book 7386, Page 356-358.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this the 28th day of July 2023.

**Philip D. Kramer, Grantor**

**Julie H. Kramer, Grantor**

**STATE OF TENNESSEE )**

**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Philip D. Kramer**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of July 2023.

Shelley Mason
Notary Public

My Commission Expires: 11-3-2025




**STATE OF TENNESSEE )**

**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Julie H. Kramer**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of July 2023.

Shelley Mason
Notary Public

My Commission Expires: 11-3-2025

