Karen Johnson Davidson County
Batch# 1082674 DEEDWARR
12/15/2023 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20231215-0097047

7039

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 800 Hingham Street, Suite 101N Rockland, MA 02370 879384 MC-251777-2 TO-17489 Sandra A. Ryan	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $735,000.00 Affiant Subscribed and sworn to before me, this the 15th day of December, 2023. Notary Public My commission expires: 9-8-2023 (Affix Seal) MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT 8, 2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Raymond Kramer, III and Heather McCulloch	NAME: Mutual of Omaha Mortgage, Inc.
STREET ADDRESS: 713-B South 11th Street Nashville, TN 37206	STREET ADDRESS: 1133 Ocean Avenue Lakewood, NJ 08701
MAP & PARCEL NO.: 094-01-0E-002.00-C0	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joseph M. Tiernan and Diana M. Tiernan, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Raymond Kramer, III and Heather McCulloch, husband and wife

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 713B South 11th Street, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 11 day of August, 2023.

x _____ x _____

Joseph M. Tiernan Diana M. Tiernan

State of Missouri } ss

County of St Louis

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Joseph M. Tiernan, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 11 day of August, 2023.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

ANGELA MURRELL
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES MAY 4, 2026
ST. LOUIS COUNTY
COMMISSION #14433598

_____
Notary Public
My commission expires 5/4/2026

State of Missouri } ss

County of St Louis

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Diana M. Tiernan, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 11 day of August, 2023.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

ANGELA MURRELL
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES MAY 4, 2026
ST. LOUIS COUNTY
COMMISSION #14433598

_____
Notary Public
My commission expires 5/4/2026

EXHIBIT A

Land h Davidson County, Tennessee, being Unit 713-B of 713 South 11th Street Townhomes, as shown on the site plan attached as Exhibit B to the Master Deed for 713 South 11th Street Townhomes, of record h Instrument No, 20151109-0113712, as amended In Instrument No. 20160414-0035629, h the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same propel1y conveyed to Jenson Smith and wife, Lais Benassi-Smith by Warranty Deed from David Malka, a single man of record h Instrument No. 20160309-0022620 Register's Office for Davidson County, Tennessee, dated February 28, 2018 and recorded on Mach 09 2018. (Value of consideration shown haforementioned deed $440,000.00.).

Being the same property conveyed to Joseph M. Tieman and Diana M. Tieman, husband and wife by Warranty deed from Jenson Smith and Lais Benassi.Smith, husband and wife of record h Instrument No. 20210427-0055559, Register's Office for Davidson County, Tennessee, dated April 19, 2021 and recorded on April 27, 2021, (Value of consideration shown h aforementioned deed $665,900.00,),

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 15th day of December, 2023

Robert L. Scruggs, Affiant — Date 12.15.23

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 15th day of December, 2023

Notary's Signature

My Commission Expires 9.8.2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025