**Prepared By & Return To:**
Rhythm Title, LLC
1585 Mallory Lane, Ste. 205
Brentwood, TN 37027
RT-24-4991

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $643,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of November, 2024

Notary Public

Commission Expires: 4-13-25

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025

Karen Johnson Davidson County
Batch# 1202781 DEEDWARR
11/07/2024 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,379.10
20241107-0087018

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Michael N. Cramer and Esther Ann Wakanda Wells Cramer<br>5204 Beech Ridge Rd<br>Nashville, TN 37221 | Same as new owner | 155-15-0A-096.00-CO |

# WARRANTY DEED

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, I/WE,

**Ann Elizabeth Taylor, a married woman**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Michael N. Cramer and Esther Ann Wakanda Wells Cramer, 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:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Revision of Stonemeade, Section II of record in Plat Book 7900, Page 525, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael T. Fernandez and wife, Ann Elizabeth Fernandez by Warranty Deed from Centex Real Estate Corporation of record in Book 9400, Page 837, Register's Office for Davidson County, Tennessee, dated June 30, 1994 and recorded on July 07, 1994.

Being the same property conveyed to Ann Elizabeth Taylor, a single person by Quit Claim Deed from Michael T. Fernandez and Ann Elizabeth Taylor Fernandez, a married couple of record in Instrument No. 20130128-0008942 Register's Office for Davidson County, Tennessee, dated January 28, 2013 and recorded on January 28, 2013.

The undersigned, Donald B. Griffis, spouse of Ann Elizabeth Taylor, joins in the execution of this instrument for the purpose of conveying to the Grantees all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5204 Beech Ridge Rd, Nashville, TN 37221

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 so 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.

Dated this the 5th day of November, 2024.

Ann Elizabeth Taylor

Donald B. Griffis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of November, 2024, before me personally appeared Ann Elizabeth Taylor and Donald B. Griffis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of November, 2024.

Notary Signature
My commission expires: 2/17/27

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

**True Copy Certification**

I, Yvette Meldrum, 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 November 5, 2024.

Signature
November 5, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this November 5, 2024

Notary's Signature

My Commission Expires: 4-13-25

