Karen Johnson Davidson County
Batch# 1238876 DEEDWARR
02/20/2025 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,118.25
20250220-0012349

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-89

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $572,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 day of February, 2025

Notary Public

Commission Expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brian O'Hanlon 2713 Mashburn Road Nashville, TN 37210	Nationstar Mortgage LLC, dba Mr. Cooper PO Box 7729 Springfield, OH 45501-7729	119-11-0-055.00

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,

Benjamin Cramer, a single man

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

Brian O'Hanlon, unmarried man

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. 67 on the Plan of Mashburn Heights of record in Plat Book 1835, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Beginning at a point in the east margin of Mashburn Road at that corner of Lots 67 and 68; thence with the line between said lots easterly 130 feet to the corner of Lot 66; thence with the line between lots 66 and 67, Southerly 117.4 feet to the north margin of Ennis Road; thence with the margin of the same, Westerly 149.2 feet to a concrete monument and Continuing Westerly 3.5 feet to another concrete monument at the beginning of the curve; thence around said curve

Northwesterly 36.1 feet to the East margin of Mashburn Road; thence with the margin of the same, Northerly 78.3 feet to the beginning.

Being the same property conveyed to Benjamin Cramer by Warranty Deed from Hancock Investment Properties, LLC, a Tennessee Limited liability company of record in Instrument No. 20200330-0033934 Register's Office for Davidson County, Tennessee, dated March 27, 2020 and recorded on March 30, 2020.

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: 2713 Mashburn Road, Nashville, TN 37210

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 11th day of February, 2025.

Benjamin Cramer by Robert S. Cramer, his Attorney-In-Fact

Benjamin Cramer by Robert S. Cramer, Jr., his Attorney-In-Fact

STATE OF Georgia
COUNTY OF Fulton

On this 11th day of February, 2025, personally appeared before me, Robert S. Cramer, Jr., with whom I am personally acquainted, to be the person who executed the foregoing instrument in behalf of Benjamin Cramer as his true and lawful attorney in fact and acknowledged that such person executed the same as the free act and deed of Benjamin Cramer, as referenced by power of attorney of record in 202502200012348 Register's Office for _____ County, Tennessee.

Witness my hand, at office, this 11th day of February, 2025.

Notary Signature Amanda F Zorc
My commission expires: May 10, 2026

AMANDA F ZORC
Notary Public - State of Georgia
Fulton County
My Commission Expires May 10, 2026

Certificate of Authenticity

I, Joshua A. Terry, 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 2/11/25.

Affiant Signature – Joshua A. Terry

2/14/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/14/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27