WARRANTY DEED

Karen Johnson Davidson County
Batch# 1264394 DEEDWARR
04/24/2025 09:41:30 AM 2 pgs
Fees: $13.00 Taxes: $2,586.30
20250424-0031477

File #25-TC-0705-TWG

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF April, 2025.

Notary Public
MY COMMISSION EXPIRES: 8/3/26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alex Kramer and Olivia Caldwell	First Community Mtg	
(NAME)	(NAME)	**141 15 0D 165.00**
705 Vauxhall Drive	262 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOHN KUSTER AND LINDA J. KNIEPS, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ALEX KRAMER, AND OLIVIA CALDWELL, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 165 on the Plan of PHASE III-D "SHEFFIELD" ON THE HARPETH, as of record in Plat Book 7900, Pages 710 and 712, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to John Kuster and wife, Linda J. Knieps, by Warranty Deed from Donald G. Luke and wife, Janice G. Luke, of record in Instrument No. 20030425-0055835, in the Register's Office of Davidson County, Tennessee, dated April 24, 2003 and recorded on April 25, 2003.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE III-D "SHEFFIELD" ON THE HARPETH, as recorded in Plat Book 7900, Page(s) 710 & 712.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of "SHEFFIELD" ON THE HARPETH, as recorded in Plat Book 6900, Page 9.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED "SHEFFIELD" ON THE HARPETH, as recorded in Plat Book 6900, Page 395.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 6925, Page 900 and Book 7145, Page 954 and Amendment recorded in Book 8505, Page 598; Book 8747, Page 97 and Book 9313, Page 806.
* Charter for "Sheffield" on the Harpeth Homeowners' Association, Inc. recorded as Book 6939, Page 983.
* By Laws for "Sheffield" on the Harpeth Homeowners' Association, Inc. recorded as Book 7145, Page 964 and Amendment recorded Book 8146, Page 463 and Instrument No. 20241025-0083100.
* Unanimous Consent of The Directors of "Sheffield" on The Harpeth Homeowners' Association, Inc. recorded in Book 8276, Page 238.
* Sheffield on The Harpeth Homeowners' Association, Inc. Rules & Regulations recorded in Instrument No. 20210708-0092059.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN KUSTER** as Attorney-in-Fact for **LINDA J. KNIEPS**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202504240031476, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **705 Vauxhall Drive, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 23rd day of April, 2025.

_____
John Kuster

Linda Knieps by her Attorney in Fact
Linda J. Knieps by John Kuster, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN KUSTER**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **LINDA J. KNIEPS**, and who acknowledged he/she/they executed the same as the free act and deed of the said **LINDA J. KNIEPS.**

Witness my hand and official seal this **23rd** day of **April, 2025**.

_____
Notary Signature
My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of April, 2025, before me personally appeared John Kuster, 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 23rd day of April, 2025.

_____
Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

I, Andy Maloney, 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 **4/23/2025** (date of document).

_____
Affiant Signature
Date **4/23/2025**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **23** day of **April**, 20**25**.

_____
Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY