This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $965,000 00

Affiant

Subscribed and sworn before me this the 22 day of May, 2025

Notary Public
My commission expires 9/21/26

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Raymond Strand Kramer III	Highlands Residential Mortgage	PART OF 074-00-0 088 00
2031 Neelys Bend Road Nashville, TN 37115	950 W Bethany Drive, Suite 800 Allen, TX 75013	

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NICOLE ANN BLUHM, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RAYMOND STRAND KRAMER III AND GABRIELLE KRAMER, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot 3 as shown on Final Plat, Re-Subdivision of Bluhm Property and Lot #2 on the Map of Mark Thompson's Two Lot Subdivision, of record in Instrument No 20250521-0040116, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being part of the same property conveyed to Nicole Ann Bluhm, an unmarried woman, by Warranty Deed dated 10/29/2024, from Jeffrey C Riley and Curtis Braly, husband and husband, of record in Instrument No 20241030-0083440, in the Register's Office of Davidson County, Tennessee

Also being part of the same property previously conveyed to Jeffrey C Riley and Curtis Braly, husband and husband, by Warranty Deed dated 08/29/2022, from Terri Croxall, unmarried, of record in Instrument No 20220902-0099239, in the Register's Office of Davidson County, Tennessee

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 2031 Neelys Bend Road, Nashville, TN 37115

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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

Karen Johnson Davidson County
Batch # 1277457 DEEDWARR
05/27/2025 09 21 AM 2 pgs
Fees $13 00 Taxes $3,570 50
20250527-0041241

Witness my hand this the 22 day of May, 2025

Nicole Ann Bluhm

Nicole Ann Bluhm

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nicole Ann Bluhm, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 22 day of May, 2025

My commission expires 9/21/26

Notary Public

