Karen Johnson Davidson County
Batch# 1303426 DEEDWARR
07/29/2025 03:12:30 PM 4 pgs
Fees: $23.00 Taxes: $2,586.30
20250729-0059977

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38695-05-2025	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 21st day of July, 2025. Notary Public My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amanda Dail Kramer 6003B Pennsylvania Avenue Nashville, TN 37209	**New Owner Property**	Map and Parcel No.: 091 02 2R 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Robert A. Culpepper III, and Morgan Culpepper, Husband and Wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Amanda Dail Kramer, unmarried ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6003B Pennsylvania Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on July 16, 2025.

GRANTORS:

Robert A. Culpepper III

Morgan Culpepper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared ~~by audio-video communication~~ before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert A. Culpepper III, and Morgan Culpepper, Husband and Wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, on July 16, 2025.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. B of HOMES AT 6003 PENNSYLVANIA AVENUE, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for HOMES AT 6003 PENNSYLVANIA AVENUE, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180601-0052449, as amended in Instrument No. 20200122-0007649, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of HOMES AT 6003 PENNSYLVANIA AVENUE, a Horizontal Property Regime with Private Elements, contained in said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20180601-0052449 amended in Instrument No. 20200122-0007649, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Robert A. Culpepper III, and Morgan Culpepper, Husband and Wife, by Warranty Deed from JTK Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200304-0023694, in the Register's Office of Davidson County, Tennessee, dated February 27, 2020, and recorded on March 04, 2020.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHEROKEE PARK SUBDIVISION, as recorded in Plat Book 161, Page 75.
5. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180601-0052449, as amended in Instrument No. 20200122-0007649.

Certificate of Authenticity

I, Emily Manno, 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 **7/16/25**.

Date

Affiant Signature

7/16/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16** day of **July**, 20**25**.

Notary's Signature

My Commission Expires: 7/16/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026