WARRANTY DEED

Prepared by
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

File #25-TL-0612-C

CARLIE VAN HUIS (SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 2025

Notary Public
MY COMMISSION EXPIRES _____

THIS INSTRUMENT WAS PREPARED BY AND RETUR
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson
Batch # 1306332
08/06/2025 09 25 28 AM
Fees $13 00 Taxes $4,070 00

Davidson County
DEEDWARR
2 pgs

20250806-0062350

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
John R. Kremer and Braylee Cross Kremer	**New Owner**	
(NAME)	(NAME)	**115 07 0 086.00**
612 Lamar Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 BARR BIGLANE AND PAIGE H. BIGLANE, HUSBAND AND WIFE,

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

JOHN R. KREMER AND BRAYLEE CROSS KREMER, 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(s) 18, as shown on the map entitled WEST MEADE ADDITION SECTION TWO, of record in Plat Book 2854, Page 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to John Barr Biglane and Paige H Biglane, husband and wife, by Warranty Deed from John H Winston, V and Kristen Winston, Husband and Wife, of record in Instrument No 20190418-0035648, in Register's Office of Davidson County, Tennessee, dated April 12, 2019 and recorded on April 18, 2019

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Plat of WEST MEADE ADDITION, SECTION TWO, as recorded in Plat Book 2854, Page(s) 56
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2926, Page 402
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **612 Lamar Drive, Nashville, TN 37205.**

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 4th day of August, 2025

John Barr Biglane

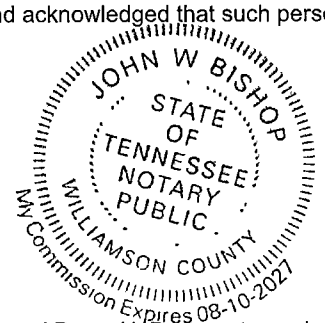
Paige H Biglane

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of August, 2025, before me personally appeared John Barr Biglane, 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 4th day of August, 2025

Notary Signature
My commission expires



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of August, 2025, before me personally appeared Paige H Biglane, 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 4th day of August, 2025

Notary Signature
My commission expires

