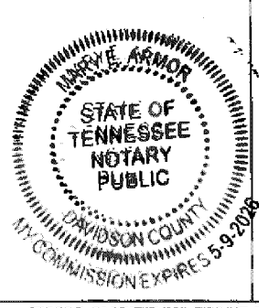
Karen Johnson Davidson County
Batch# 1314901 DEEDWARR
08/26/2025 03:02:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20250826-0068349

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $375,000.00 Affiant Subscribed and sworn to before me, this the 25th day of August, 2025. M. Armor Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nneka Pendergrass	New Owners	150-10-0-259.00
3044 Stone Bridge Rd.		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES S. KRAMER AND KARI L. KATZMAN-KRAMER, TRUSTEES OF THE KRAMER FAMILY REVOCABLE LIVING TRUST, DATED FEBRUARY 14, 2005**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NNEKA PENDERGRASS, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 9 on the Plan of 1st Revision to Stonebridge of record in Plat Book 9700, Page 244, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James S. Kramer and wife, Kari Kramer by Warranty Deed from Charles K. Bennett, III and wife Wintress L. Bennett of record in Instrument No. 20050615-0068488 Register's Office for Davidson County, Tennessee, dated June 08, 2005 and recorded on June 15, 2005.

Being the same property conveyed to James S. Kramer and wife, Kari L. Katzman-Kramer, Trustees of the Kramer Family Revocable Living Trust, dated February 14, 2005 by Warranty Deed from James S. Kramer and wife, Kari Kramer of record in Instrument No. 20060117-0006350 Register's Office for Davidson County, Tennessee, dated December 29, 2005 and recorded on January 17, 2006 and Re-recorded in Instrument No. 20060213-0016940.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3044 Stone Bridge Road, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of August, 2025.

Kramer Family Revocable Living Trust, dated February 14, 2005

By: _____
James S. Kramer, Trustee

By: _____
Kari L. Katzman-Kramer, Trustee

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James S. Kramer and Kari L. Katzman-Kramer, Trustees of the Kramer Family Revocable Living Trust, dated February 14, 2005, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ____ day of August, 2025.

_____
Notary Public

My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On August 22, 2025 before me, Charles Fisher, Notary Public
(insert name and title of the officer)

personally appeared James S. Kramer and Kari L. Katzman-Kramer,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CHARLES FISHER
Notary Public - California
Los Angeles County
Commission # 2511582
My Comm. Expires Feb 19, 2029

Signature _____ (Seal)

Clear Form Print Form

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 August 25, 2025 (date of document)

Reginasullo
Affiant Signature

August 25, 2025
Date

State Of TN
County of Davidson

Sworn and subscribed before me this 25 day of August, 20 25

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

