Karen Johnson Davidson County
Batch# 1343433 DEEDWARRSP
11/12/2025 08:07:30 AM 7 pgs
Fees: $38.00 Taxes: $1,583.90
20251112-0089742

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $428,080.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 07 DAY OF November, 2025. Notary Public MY COMMISSION EXPIRES: 07-18-2028 (AFFIX SEAL)

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law, 214 Second Ave. N., Ste 205, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond Strand Karmer, III and Gabrielle Kramer	**Same as New Owner**	
2031 Neelys Bend Road		p/o 07400006300
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARK THOMPSON AND SHERYL THOMPSON

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RAYMOND STRAND KRAMER III AND GABRIELLE KRAMER

HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT:

See Attached Exhibit A

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantee, his successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantor do hereby bind itself and Grantor's successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantee, his successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the property, and by acceptance of this deed, accepts the property "as is" and "where is" in its present conditions. 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 hand this 6th day of November, 2024.

SELLER:

Mark Thompson

MARK THOMPSON

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **MARK THOMPSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of November, 2025.

Vicki M. Glover

NOTARY PUBLIC

My Commission Expires:

3-6-29

VICKI M GLOVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

SELLER:

Sheryl Thompson

SHERYL THOMPSON

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **SHERYL THOMPSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of November, 2025.

Vicki M. Glover

NOTARY PUBLIC

My Commission Expires:

3-6-29

VICKI M GLOVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

EXHIBIT A

Legal Description

LAND IN THE 11TH COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED BY RAGAN SMITH, LLC, UNDER THE SUPERVISION OF KELLY C. KILGORE, A REGISTERED LAND SURVEYOR IN THE STATE OF TENNESSEE, LICENSE NUMBER 3439, AND BASED ON INFORMATION TAKEN FROM A BOUNDARY RETRACEMENT SURVEY PERFORMED BY W&A ENGINEERING DATED AUGUST 11, 2023, AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH" (TYPICAL) IN THE EASTERLY RIGHT-OF-WAY OF NEELYS BEND ROAD, SAID IRON ROD BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND PROCEEDING AS FOLLOWS:

THENCE, LEAVING SAID RIGHT-OF-WAY WITH THE SOUTHERLY LINE OF RAYMOND KRAMER, III, ETUX. PROPERTY OF RECORD AS INSTRUMENT NUMBER 20250527-0041241, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE SAME BEING LOT 3 AS SHOWN ON THE FINAL PLAT ENTITLED "LOT 3, RESUBDIVISION OF BLUHM PROPERTY AND LOT #2, ON THE MAP OF MARK THOMPSON'S TWO LOT SUBDIVISION"OF RECORD AS INSTRUMENT NUMBER 20250521-0040116, R.O.D.C.T., AND A SOUTHERLY LINE OF NICOLE BLUHM PROPERTY OF RECORD AS INSTRUMENT NUMBER 20241030-0083440, R.O.D.C.T., THE SAME BEING LOT 2 AS SHOWN ON SAID FINAL PLAT ENTITLED "LOT 3, RESUBDIVISION OF BLUHM PROPERTY AND LOT #2, ON THE MAP OF MARK THOMPSON'S TWO LOT SUBDIVISION", NORTH 89 DEGREES 14 MINUTES 30 SECONDS EAST, 564.94 FEET TO A METAL FENCE POST AT THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE, WITH A NEW LINE OF DIVISION THROUGH SAID ROBINSON, ETAL. PROPERTY, SOUTH 09 DEGREES 13 MINUTES 08 SECONDS EAST, 441.73 FEET TO AN IRON ROD (NEW) IN A NORTH LINE OF METRO GOVERNMENT PROPERTY OF RECORD IN BOOK 3788, PAGE 422, R.O.D.C.T.;

THENCE, WITH SAID NORTH LINE, NORTH 82 DEGREES 23 MINUTES 09 SECONDS WEST, 607.23 FEET TO AN IRON ROD (NEW) IN THE EASTERLY RIGHT-OF-WAY OF NEELYS BEND ROAD;

THENCE, WITH SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) CALLS:

1. NORTH 09 DEGREES 41 MINUTES 20 SECONDS EAST, 109.79 FEET;

2. WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 326.59 FEET, AN ARC LENGTH OF 235.75 FEET, A DELTA ANGLE OF 41 DEGREES 21 MINUTES 33 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 10 DEGREES 59 MINUTES 26 SECONDS WEST, 230.66 FEET;

3. NORTH 31 DEGREES 40 MINUTES 12 SECONDS WEST, 15.78 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 217,867 SQUARE FEET OR 5.00 ACRES, MORE OR LESS.

Being part of the same property conveyed to CHARLES R. ROBINSON AND WIFE, SARAH D. ROBINSON, by deed from LUNCEFORD B. HULL AND WIFE, BESSIE C. HULL, of record in Book 5028, page 176, dated May 24, 1976, said Register's Office.

CHARLES R. ROBINSON conveyed his interest in said property to SARAH D. ROBINSON, by Quitclaim Deed of record as Instrument No. 20061208-0151804, dated October 12, 2006, said Register's Office.

SARAH D. ROBINSON died intestate on or about November 24, 2007, leaving DAWN ROBINSON, PHILLIP ROBINSON, PATRICIA ROBINSON WELLS, SHERYL ROBINSON THOMPSON, AND AMY ROBINSON SPARKS, as her only Heirs-at-Law. For further reference, see Affidavits of Heirship of record as Instrument Nos. 20091117-0105994, 20111004-0076845, and 20251027-0085366, said Register's Office.

PHILLIP ROBINSON, AMY ROBINSON SPARKS, PATRICIA ROBINSON WELLS, DAWN ROBINSON F/K/A DAWN ROBINSON FULLER, AND SHERYL ROBINSON THOMPSON, conveyed said property to SHERYL ROBINSON THOMPSON AND MARK THOMPSON, A MARRIED COUPLE, by Quitclaim Deed of record as Instrument No. 20251027-0085368, dated October 24, 2025, said Register's Office.

EXHIBIT B

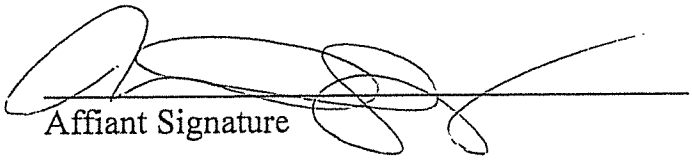
EXCEPTIONS

1. Subject to "roll-back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of Tennessee Code Annotated sections 67-5-1001 et. seq.
2. Application for Greenbelt Assessment of record as Instrument No. 20030311-0032211, said Register's Office.
3. Property taxes for year 2025 are being paid and prorated at closing.

Certificate of Authenticity

I, Melissa Goelz, 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 11-06-2025.

Date



Affiant Signature

11-10-2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of November, 2025.

Lisa Farris

Notary's Signature



My Commission Expires: 07-18-2028

Date

Notary's Seal (if on paper)