Karen Johnson Davidson County
Batch# 1356528 DEEDWARR
12/10/2025 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $3,163.50
20251210-0098330

WARRANTY DEED

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $855,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 12/08/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-16-2029

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 6625-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Charles Pack, Jr. and Jennifer Pack	**Legacy Home Loans, LLC dba Steadfast Mortgage**	155-00-0-213.00
8166 Poplar Creek Road	2 Cadillac Dr	
Nashville, TN 37221	Brentwood, TN 37027	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Clyde Ramey and Patsy Ramey, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles Pack, Jr. and Jennifer Pack, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 described as follows, to-wit:

BEGINNING at a point in the north margin of Poplar Creek Road, and 50 feet west of Rolling River Estate (said point being described as a public easement in Book 3819, Page 296); thence with said margin in a western direction on a curve line 284.16 feet (having a radius of 636.62), to an iron pin; thence North 08 degrees 18 minutes 29 seconds East, 615.48 feet to a concrete monument; thence North 87 degrees 55 minutes 49 seconds East, 230.65 feet to a concrete monument (said line being a common boundary line of James D. Abernathy, et ux); thence with a public easement line South 03 degrees 52 minutes 31 seconds West, 628.4 feet to the point of beginning, containing 3.54 acres more or less, described by a survey of John J. O'Conner dated February 16, 1978.

Included in the above description but expressly Excludedfrom this conveyance are those portions conveyed in Book 8028, Page 384, and Book 7006, Page 828, as corrected in Book 7094, Page 701, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clyde Ramey and wife, Patsy Ramey by Warranty Deed from Carmen V. Adkisson of record in Instrument No. 20120907-0080994, Register's Office for Davidson County, Tennessee, dated August 31, 2012 and recorded on September 07, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 8166 Poplar Creek Road Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on December 8, 2025.

Clyde Ramey

Patsy Ramey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Clyde Ramey and Patsy Ramey , the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 8, 2025.

Lynae Wilder

Notary Public

My Commission Expires: 9.16.2029

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #: 6625-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 12/8/25. (date of document).

Affiant Signature

12/10/25

Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY