Karen Johnson Davidson County
Batch# 1413790 DEEDQC
04/30/2026 12:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260430-0038453

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Raymond S. Kramer, Jr.
1839 Neelys Bend Rd.
Madison, TN 37115

Send Tax Bill to:
New Owner

Map-Parcel Number:
063-00-0 078.00

State of Tennessee
County of Rutherford

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 30 day of April, 2026.

BRANDI BRASCH
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

My Commission Expires:
6/16/29

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **RAYMOND S. KRAMER, JR. AND EVELYN B. KRAMER, HUSBAND AND WIFE,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **RAYMOND S. KRAMER, JR. AND EVELYN B. KRAMER, HUSBAND AND WIFE AND RAYMOND STRAND KRAMER, III AND GABRIELLE RUSSUM KRAMER, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH RIGHT OF SURVIORSHIP,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 1839 Neelys Bend Rd-Tract 1B, Madison, TN 37115

IN WITNESS WHEREOF, the undersigned has executed this instrument this 28 day of April, 2026.

Raymond S. Kramer

Raymond S. Kramer, Jr.

Evelyn B. Kramer

Evelyn B. Kramer

STATE OF ~~TENNESSEE~~ KY
COUNTY OF Fayette

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Raymond S. Kramer, Jr. and Evelyn B. Kramer**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of April, 2026.

My commission expires: 4/8/29

Notary Public

DAVID GAITHER, NOTARY PUBLIC
Kentucky #KYNP27006
Commission Expires 4/8/2029

Exhibit A

Tract 1B
Land lying in the 9th Council District of Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps and Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated June 9, 2020, as follows:

STARTING at a ½" rebar with cap "Anderson-Delk" set on the easterly margin of Neely's Bend Road (50' Right-of-Way), said point being the most southeasterly corner of the property conveyed to John W. Menees, of record in Instrument No. 20080730-0077778, Register's Office Davidson County, Tennessee; Thence with said margin of Neely's Bend Road, South 08 Degrees 40 Minutes 36 Seconds East a distance of 253.98 feet to the Point of Beginning; Thence with a new line, severing said Brahaney Property, the following four calls: South 88 Degrees 40 Minutes 44 Seconds East a distance of 375.47 feet to a point; Thence North 21 Degrees 02 Minutes 28 Seconds East a distance of 100.60 feet to a point; Thence South 78 Degrees 45 Minutes 13 Seconds East a distance of 142.45 feet to a point; Thence North 61 Degrees 10 Minutes 16 Seconds East a distance of 639.43 feet to a point in the westerly line of the Douglas B. Odom Property of record in Deed Book 9275, page 289, Register's Office Davidson County, Tennessee; Thence with the westerly line of said Odom Property, South 10 Degrees 21 Minutes 21 Seconds West a distance of 615.34 feet to a ½" rebar with cap "Anderson-Delk"; Thence with the northerly line of Lot 1 on the plan of Brahaney Subdivision, of record in Instrument No. 20201215-0147950, Register's Office Davidson County, Tennessee, the following two calls: North 72 Degrees 08 Minutes 41 Seconds West a distance of 584.67 feet to a ½" rebar (set); Thence continuing North 88 Degrees 40 Minutes 44 Seconds West a distance of 436.73 feet to ½" rebar set on the Easterly margin of Neely's Bend Road; Thence with said margin of Neely's Bend Road, North 08 Degrees 40 Minutes 36 Seconds West a distance of 50.77 feet to the Point of Beginning, containing 229,011 Square Feet or 5.26 Acres, more or less.

Being the same property conveyed to Raymond S. Kramer, Jr. and Evelyn B. Kramer, husband and wife, by deed dated 08/06/2021, from James K. Brahaney, unmarried, of record in Instrument No. 20210810-0107869, Register's Office for said County.

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 04/28/2026 (date of document).

Affiant Signature

4/30/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

