Karen Johnson Davidson County
Batch# 1413791 DEEDQC
04/30/2026 12:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260430-0038454

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 Strand Kramer, III
1839 Neelys Bend Rd.
Madison, TN 37115

Send Tax Bill to:
New Owner

Map-Parcel Number:
063-00-0 312.00

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.

Notary Public

My Commission Expires:
10/16/29

BRANDI BRASCH
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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 STRAND KRAMER, III AND GABRIELLE RUSSUM KRAMER, HUSBAND AND WIFE,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **RAYMOND STRAND KRAMER, III AND GABRIELLE RUSSUM KRAMER, HUSBAND AND WIFE, AND RAYMOND S. KRAMER, JR. AND EVELYN B. 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 1A, Madison, TN 37115

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

Raymond Strand Kramer, III

Gabrielle Russum Kramer

STATE OF TENNESSEE
COUNTY OF Coffee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Raymond Strand Kramer, III and Gabrielle Russum 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: 5/17/28

Notary Public

AMANDA NESTINGER
TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

Exhibit A

Tract 1A
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:

BEGINNING 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, and the most northwesterly corner of the herein-described Tract; Thence with the southerly line of said Menees Property, North 85 Degrees 40 Minutes 24 Seconds East a distance of 211.73 feet to a ½" rebar found; Thence continuing, and with the southerly line of the Brenda B. Rector Property of record in Instrument No. 20080730-0077649, Register's Office Davidson County, Tennessee, South 76 Degrees 12 Minutes 40 Seconds East a distance of 212.04 feet to a t-post (found); Thence continuing South 83 Degrees 47 Minutes 17 Seconds East a distance of 229.18 feet to a t-post (found); Thence continuing North 50 Degrees 45 Minutes 03 Seconds East, passing a ½" rebar found at 677.93 feet, a total distance of 718.00 feet to a ½" rebar (found); Thence with the westerly line of the Douglas B. Odom Property of record in Deed Book 9275, page 289, Register's Office Davidson County, Tennessee, South 10 Degrees 21 Minutes 21 Seconds West a distance of 284.84 feet to a point; Thence with a new line, severing said Brahaney Property, the following four calls; South 61 Degrees 10 Minutes 16 Seconds West a distance of 639.43 feet to a point; Thence North 78 Degrees 45 Minutes 13 Seconds West a distance of 142.45 feet to a point; Thence South 21 Degrees 02 Minutes 28 Seconds West a distance of 100.60 feet to a point; Thence North 88 Degrees 40 Minutes 44 Seconds West a distance of 375.47 feet to a point in 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 253.98 feet to the Point of Beginning, containing 224,888 Square Feet or 5.17 Acres, more or less.

Being the same property conveyed to Raymond Strand Kramer, III and Gabrielle Russum Kramer, husband and wife, by deed dated 08/06/2021, from James K. Brahaney, unmarried, of record in Instrument No. 20210811-0108542, Register's Office for said County.

202604300038454

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

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202604300038454