This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $1,200,000.00.

Affiant

Subscribed and sworn before me this the 7th day of May, 2026.

Notary Public
My commission expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1418111 DEEDWARR
05/08/2026 03:02:30 PM 5 pgs
Fees: $28.00 Taxes: $4,440.00
20260508-0041838

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tiffany Mark	Movement Mortgage, LLC	063-00-0 312.00 & 078.00
1839 & 0 Neelys Bend Road Madison, TN 37115	8024 Calvin Hall Road Indian Land, SC 29707	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **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 RIGHTS OF SURVIVORSHIP**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **TIFFANY MARK, AN UNMARRIED WOMAN AND CHARLES MARK, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

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 Grabrielle 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, by deed from Raymond Strand Kramer, III and Grabrielle Russum Kramer, husband and wife, dated April 28, 2026 and filed of record in Instrument No. 20260430-0038454, in the Register's Office for Davidson County, Tennessee.

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.

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 and Raymond Strand Kramer, III and Gabrielle Russum Kramer, husband and wife, as tenants in common with right of survivorship, dated April 28, 2026, filed of record in Instrument No. 20260430-0038453, in the Register's Office for Davidson County, Tennessee.

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.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 1839 & 0 Neelys Bend Road, Madison, TN 37115.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 6th day of May, 2026.

Raymond Strand Kramer, III

Gabrielle Russum Kramer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Raymond Strand Kramer, III and Gabrielle Russum Kramer, and Raymond S. Kramer, Jr. and Evelyn B. Kramer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6 day of May, 2026.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Witness my hand this the 6th day of May, 2026.

Raymond S. Kramer, Jr.

Evelyn B. Kramer

STATE OF KY
COUNTY OF Fayette

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Raymond S. Kramer, Jr. and Evelyn B. Kramer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of May, 2026.

My commission expires: 4/8/29

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

Notary Public

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 5/6/26. (date of document).

Affiant Signature

5/8/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

