Karen Johnson Davidson County
Batch# 1425608 DEEDWARR
05/27/2026 03:13:30 PM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20260527-0048204

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever ~~is~~ greater, for this transfer is $385,000.00. Affiant Subscribed and sworn to before me, this the ~~22nd~~ 26th day of May, 2026. Notary Public My commission expires: 9/7/2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael Khalil	NEW OWNER	182-06-0A-004.00-CO
7421 Maggie Drive		
Antioch,TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES S. KRAMER AND KARI L. KATZMAN-KRAMER, TRUSTEES OF KRAMER FAMILY REVOCABLE LIVING TRUST DATED FEBRUARY 14, 2005**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL KHALIL, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Old Hickory Hills, Section One, a Planned Unit Development, of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot

Being the same property conveyed to James S. Kramer and Kari L. Katzman Kramer, as Trustees of The James S. Kramer and Kari L. Katzman Kramer Revocable Living Trust by Warranty Deed from Tommy Wolosin of record in Instrument No. 20180529-0050849 Register's Office for Davidson County, Tennessee, dated May 25, 2018 and recorded on May 29, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 7421 Maggie Drive, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of May, 2026.

Kramer Family Revocable Living Trust dated February 14, 2005

By: _____
James S. Kramer, Trustee

By: _____
Kari L. Katzman-Kramer, Trustee

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James S. Kramer and Kari L. Katzman-Kramer, Trustees of Kramer Family Revocable Living Trust dated February 14, 2005, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of May, 2026.

_____
Notary Public

My Commission Expires: _____

SEE ATTACHED

CLEAR

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of LOS ANGELES)

On May 22 2026 *Date* before me, Suhaylah Ausman, Notary Public *Here Insert Name and Title of the Officer*

Personally appeared James S. Kramer and Kari L. Katzman - Kramer *Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SUHAYLAH AUSMAN
Notary Public - California
Los Angeles County
Commission # 2541640
My Comm. Expires Dec 15, 2029

Signature _____
Signature of Notary Public

Place Notary Seal Above

---------- **OPTIONAL** ----------

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document Warranty Deed Document Date _____

Number of Pages _____ Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

Signer's Name James S. Kramer	Signer's Name Kari L. Katzman - Kramer
☐ Corporate Officer—Title(s) _____	☐ Corporate Officer—Title(s) _____
☐ Partner ☐ Limited ☐ General	☐ Partner ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☑ Trustee ☐ Guardian or Conservator	☑ Trustee ☐ Guardian or Conservator
☐ Other _____	☐ Other _____
Signer Is Representing Kramer Family Revocable Living Trust dated February 14, 2005	Signer Is Representing Kramer Family Revocable Living Trust dated February 14, 2005

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Certificate of Authenticity

I, Holly A. Mason, 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 May 22, 2026.

Affiant Signature

5/22/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of May, 2026.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026