Karen Johnson Davidson County
Batch# 1455524 DEEDWARR
08/04/2026 10:10:30 AM 4 pgs
Fees: $23.00 Taxes: $2,497.50
20260804-0071540

WARRANTY DEED

CAITLIN LLOYD-MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-8-2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-393

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jenni Nicole Kremer	Same as new owner	141 00 0 004.05
(NAME) 523A Basswood Avenue	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RMN Dynamic Solutions LLC**, a North Carolina limited liability company (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Jenni Nicole Kremer**, a married woman (the "**Grantee**"), her heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is property located at 7970 Hooten Hows Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, her heirs and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, and her heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 29 day of July, 2026.

GRANTOR:

RMN Dynamic Solutions LLC,
a North Carolina limited liability company

By:_____
John Gleaves, Authorized Agent

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared John Gleaves with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of RMN Dynamic Solutions LLC, a North Carolina limited liability company, the within named Grantor, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Authorized Agent of the limited liability company.

WITNESS my hand, at office, this 29 day of July, 2026.

_____
Notary Public

My Commission Expires: _____

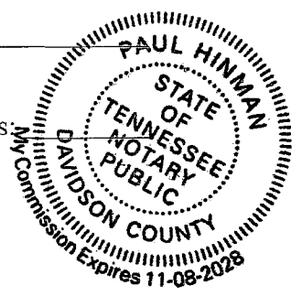


EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land lying in Davidson County, and located on Hooten Hows Road and being a portion of a 105.5 acre tract as described in a deed of record in Book 106, Page 431, Register's Office for said County, and further described in Will Book 51, page 481, in the Office of the County Court Clerk for said County and described according to an unrecorded survey made by John Kohl dated June 20, 1978, as follows:

Beginning at a point in the center line of Hooten Hows Road, said point being 150 feet from the Southwest corner of the George Clark property and being the common corner of the property owned by Georgia Melord and William G. Meadows; thence N 32 deg. W 584 feet to a stake with Hackberry pointer; thence N 57 deg. E 150 feet to a stake with Hackberry pointer; thence S 32 deg. E 584 feet to a point in the center line of Hooten Hows Road and being the Southwesterly corner of the George Clark property; thence S 57 deg. W 150 feet to the Point of Beginning.

Being the same property conveyed to RMN Dynamic Solutions LLC, a North Carolina limited liability company, by Warranty Deed from Reindeer Renovations LLC, a Tennessee limited liability company, of record in Instrument No. 20260204-0007978, in the Register's Office of Davidson County, Tennessee, dated January 29, 2026 and recorded on February 4, 2026.

Being the same property conveyed to Reindeer Renovations LLC, by Warranty Deed from Jennifer Mauldin, married, of record in Instrument No. 20260204-0007977, in the Register's Office of Davidson County, Tennessee, dated January 26, 2026 and recorded on February 4, 2026.

Being the same property conveyed to Joe Benson Mauldin and wife, Doris J. Mauldin, by Warranty Deed from William G. Meadows and wife, Lillie Wilma Meadows, of record in Book 5310, Page 587, in the Register's Office of Davidson County, Tennessee, dated June 30, 1978 and recorded on July 13, 1978.

The said Joe Benson Mauldin died on February 07, 2015, then Doris Jane Mauldin died on May 17, 2024, intestate. See Probate Case No. 24P1903, Davidson County Seventh Circuit Court. See Affidavit of Heirship recorded in Instrument Nos. 20260204-0007975 and 20260204-0007976, in the Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 July 29, 2026.

Affiant Signature

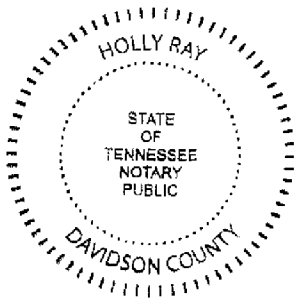
July 31, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31st day of July, 2026.



Notary's Signature

My Commission Expires: 03/09/27