Karen Johnson Davidson County
Batch# 946267 DEEDWARR
11/30/2022 03:01:30 PM 4 pgs
Fees: $23.00 Taxes: $9,990.00
20221130-0125522

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37409-10-2022** Alice/Eleen	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,700,000.00. Emily J. Byram Affiant Subscribed and sworn to before me this 30th day of November, 2022. Notary Public My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Emily J. Byram, Ian R. Byram 4313 Estes Road Nashville, TN 37215	**Send Tax Bills To:** Emily J. Byram, Ian R. Byram 4313 Estes Road Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 13008002800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Samuel Wilson Bartholomew, III and wife, Sarah Thomas Bartholomew** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Emily J. Byram and Ian R. Byram, wife and husband** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4313 Estes Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of November, 2022.

Samuel Wilson Bartholomew, III

Sarah Thomas Bartholomew

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samuel Wilson Bartholomew, III and Sarah Thomas Bartholomew, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2022.

Notary Public

My Commission Expires: 3/6/2024

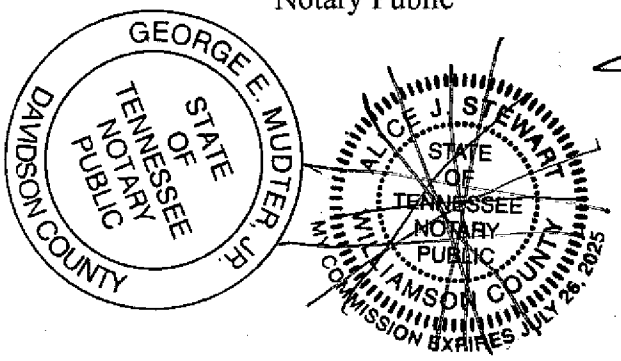


EXHIBIT "A"

Land in Davidson County, Tennessee, being the North 75 feet of Lot No. 10 and all of Lot No. 11 on the Map of Esteswood Subdivision, as of record in Book 974, Page 30, Register's Office for said County. Said Lot and part of lot adjoin and front together 175 feet on the Westerly side of Estes Avenue, and runs back between parallel lines, 310 feet to a dead line.

Being the same property conveyed to Samuel Wilson Bartholomew, III and wife, Sarah Thomas Bartholomew by deed dated September 30, 2009 from T. William Estes, Jr. and spouse, Allister McDougall Estes of record in Instrument No. 20160302-0019714, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 25, 2016 of record in Instrument No. 20160302-0019714, Register's Office for Davidson County, Tennessee, Samuel Wilson Bartholomew, III and wife, Sarah Thomas Bartholomew conveyed subject property to Samuel Wilson Bartholomew, III and wife, Sarah Thomas Bartholomew and Samuel W. Bartholomew Jr. and wife, Vicki H. Bartholomew, as joint tenants with rights of survivorship. Samuel W. Bartholomew, Jr. died January 19, 2019.

Vicki H. Bartholomew conveyed her interest to Samuel Wilson Bartholomew, III and wife, Sarah Thomas Bartholomew by Quitclaim Deed, of record in Instrument No. 20221116-0122054, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023 and subsequent years, a lien, but not yet due and payable
2. All matters appearing on the Plan of record as Book 974, Page 30, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4264, Page 305, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.
4. State and County taxes for the year 2023, a lien, but not yet due and payable. Map and Parcel No. 13008002800. (Estimated to be $10,146.76)

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 11/30/22

GEORGE E. MUDTER, JR.
Dated 11/30/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 11/30/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

