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PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 953202 DEEDWARR
12/19/2022 01:19:23 PM 2 pgs
Fees: $13.00 Taxes: $5,180.00

20221219-0131048

Ivey Title, LLC Ref: (DM) Title No.: 62946
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David Raynor Byers 4309 Estes Rd. Nashville, TN 37215	CARDINAL FINANCIAL CO, DBA PEOPLES HOME EQUITY 3701 Arco Corporate Dr, Suite 200 Charlotte, NC 28273

TAX MAP PARCEL NUMBERS: 13004002400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,400,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dave Alexander, III and Victoria Alexander, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Raynor Byers, a married man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Esteswood Subdivision of record in Book 974, page 30, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same proeprty conveyed to Dave Alexander, III and Victoria Alexander, husband and wife, by Warranty Deed from Justin W. Leach and Kerry D. Leach, husband and wife, dated June 28,2017 and recorded on June 29, 2017 of record in Instrument No. 20170629-0065641, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Book 974, page 30, said Register's Office. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4108, page 592, said Register's Office.

This is improved property, known as 4309 Estes Road, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of December, 2022.

Dave Alexander, III

Victoria Alexander

State of Tennessee

County of Davidson

On this 14th day of December, 2022, before me the undersigned authority, personally appeared Dave Alexander, III and Victoria Alexander, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00.

Affiant

Sworn and subscribed before me this 14 day of December, 2022

Notary

My Commission Expires: 7/6/24

LYDIA H WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY