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. 37494-01-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,933,000.00. Margaret Smith Affiant Subscribed and sworn to before me this 28th day of February, 2023. S. Denise Woods Notary Public My Commission Expires:

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Chase R. Michalek, Kathleen H. Michalek 4322 Sneed Road Nashville, TN 37215	Morgan Stanley Private Bank PO Box 11733 Newark, NJ 07101-4733	Map and Parcel No.: 13008005100

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, **Ian R. Byram and Emily Johnson Byram, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Chase R. Michalek and Kathleen H. Michalek, husband and wife** ("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 4322 Sneed 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 it is 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.

Karen Johnson Davidson County
Batch# 976171 **DEEDWARR**
03/02/2023 02:26:15 PM 3 pgs
Fees: $18.00 Taxes: $7,152.10

20230302-0015101

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of February, 2023.

Ian R. Byram by Emily Johnson Byram, his attorney-in-fact

Emily Johnson Byram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid Emily Johnson Byram, 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 28th day of February, 2023.

Notary Public

My Commission Expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emily Johnson Byram, 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, and who further acknowledged that she is the Attorney-in-Fact for Ian R. Byram, and she is authorized by Ian R. Byram to execute this instrument on his/her behalf.

Witness my hand and seal, at office, this 28th day of February, 2023.

Notary Public

My Commission Expires:

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly half of Lot No. 22 on the Plan of Belle Meade Annex Subdivision, as of record in Plat Book 547, page 66, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said part of Lot No. 22 fronts 100 feet on the easterly side of Sneed Avenue and runs back between parallel lines 300 feet to the westerly line of Lot No. 39.

Being the same property conveyed to Ian R. Byram and Emily Johnson Byram, husband and wife, by deed dated July 8, 2013 from Michael O'Neal and wife, Julie G. O'Neal of record in Instrument No. 20130709-0070990, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 13008005100.
2. All matters appearing on the Plan of record as Book 547, Page 66, 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 4155, Page 602, Register's Office for Davidson County, Tennessee.