WARRANTY DEED

Karen Johnson Davidson County
Batch# 1427018 DEEDWARR
06/01/2026 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $148.00
20260601-0049272

File #26-JJ-0907

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$40,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF May, 2026.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Thomas Byler (NAME)	**NEW OWNER** (NAME)	
935 Barnes Rd. (ADDRESS)	(ADDRESS)	**173 11 0 113.00**
Nashville, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CHAD URAM AND STEPHANIE URAM, HUSBAND AND WIFE,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

THOMAS BYLER, A SINGLE PERSON,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that 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. 2 on the Final Plat BARNES ROAD PROPERTY, of record in Instrument No. 20260122-0005333, in the Register's Office of said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Chad Uram and Stephanie Uram, husband and wife, by Warranty Deed from Norma Oswald, an un-remarried widow, of record in Instrument No. 20221118-0122702, in the Register's Office of Davidson County, Tennessee, dated November 17, 2022, and recorded on November 18, 2022. (as to Tract 3)

Being the same property conveyed to Chad Uram and Stephanie Uram, husband and wife, by Warranty Deed from Steven Michael Jones and Ronald Steven Jones and William Ernest Jones and Lisa J. Haddock, of record in Instrument No. 20230410-0025671, in the Register's Office of Davidson County, Tennessee, dated April 05, 2023 and recorded on April 10, 2023. (as to Tract 1 and 2)

Being part of the same property conveyed to Chad Uram and spouse, Stephanie Uram, by Quit Claim Deed from Chad Uram and spouse, Stephanie Uram, of record in Instrument No. 20240507-0033498, in the Register's Office of Davidson County, Tennessee, dated April 26, 2024, and recorded on May 07, 2024.

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BARNES ROAD

PROPERTY, as recorded in Instrument No. 20260122-0005333.
* Agreement Regarding Use of Property for Flood Plain Calculations as set forth in instrument recorded in Book 11493, Page 254.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is **unimproved** property formerly known as: **911 Barnes Road, Antioch, TN 37013**. It is the intent of the parties to establish the address as **907 Barnes Road, Antioch, TN 37013** to the extent of any discrepancy, the legal description 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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the **29th** day of **May, 2026**.

Chad Uram

Stephanie Uram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of May, 2026, before me personally appeared Chad Uram, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of May, 2026.

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of May, 2026, before me personally appeared Stephanie Uram, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of May, 2026.

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Notary Signature
My commission expires:

True Copy Certification

I, **Jodi Jackson,** 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 this the 29 day of May, 2026.

Affiant Signature
Date 5/29/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of May, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027