Karen Johnson Davidson County
Batch# 1474849 DEEDWARR
09/18/2026 10:52:30 AM 5 pgs
Fees: $28.00 Taxes: $3,700.00
20260918-0087007

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TN 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of September, 2026.

Notary Public

My Commission Expires: 07/03/2028

LUKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner As Follows:
Alicia M. Sharon and Tyler Mishalow
848 Glen Avenue
Nashville, TN 37204

Send Tax Bills To:
Wells Fargo Bank, NA
MAC N9159-011
1801 Park View Drive
Shoreview, MN 55126-5030

Map-Parcel Number:
105-14-0-028.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL BAKER PASS, TRUSTEE OF THE MICHAEL BAKER PASS TRUST CREATED UNDER THE PASS TENNESSEE COMMUNITY PROPERTY TRUST DATED AUGUST 8, 2017** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ALICIA M. SHARON AND**

TYLER MISHALOW, wife and husband, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of Hirshburg's Subdivision of Lots 74 and 75 of the Waverly Plan as of record in Book 161, page 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the northerly side of Glen Avenue and runs back between lines 200 feet to an alley on which it measures 40 feet.

Being the same property conveyed to Jan Baker Pass and Minna Cook Gioia by Substitute Trustee's Deed from John B. Philip, Substitute Trustee of record as Instrument No. 20040827-0103960, Register's Office for Davidson County, Tennessee, dated August 20, 2004.

Being the same property conveyed to Christy W. Ivey, Trustee by Quitclaim Deed from Jan Baker Pass and Minna Cook Gioia; as further conveyed to Jan Baker Pass and spouse, Lawrence J. Pass, of record as Instrument No. 20151229-0130701, Register's Office for Davidson County, Tennessee, dated December 21, 2015.

Being a portion of the same property conveyed to Lawrence J. Pass and Jan Baker Pass, Trustees of the Pass Tennessee Community Property Trust dated August 8, 2017 by Quitclaim Deed from Lawrence J. Pass and Jan Baker Pass of record as Instrument No. 20170914-0093835, Register's Office for Davidson County, Tennessee, dated September 7, 2017. Lawrence J. Pass died on June 19, 2019, and Jan Baker Pass died on December 17, 2025. As set forth in Certificate of Trust of record as Instrument No. 20260123-005956, Register's Office for Davidson County, Tennessee, by the terms of the Pass Tennessee Community Property Trust Agreement, title to the property vested in Michael Baker Pass and David Benjamin Pass, Co-Trustees of the Survivor's Trust created under the Pass Tennessee Community Property Trust dated August 8, 2017.

Being the same property conveyed to Michael Baker Pass, Trustee of the Michael Baker Pass Trust, created under the Pass Tennessee Community Property Trust dated August 8, 2017 by Co-Trustee's Quitclaim Deed from Michael Baker Pass and David Benjamin Pass, Co-Trustees of the Survivor's Trust created under the Pass Tennessee Community Property Trust dated August 8, 2017, of record as Instrument No. 20260123-0005958, Register's Office for Davidson County, Tennessee, dated January 22, 2026.

This conveyance is made subject to:

1. 2026 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay

such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 161, page 99, Register's Office for Davidson County, Tennessee.

This is improved property known as 848 Glen Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that he is lawfully seized 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; and Grantor further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

{Signature page to follow}

WITNESS my hand effective the 17th day of September, 2026.

Michael Baker Pass, Trustee of the Michael Baker Pass Trust Created Under The Pass Tennessee Community Property Trust dated August 8, 2017

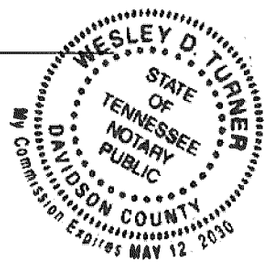
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL BAKER PASS, TRUSTEE OF THE MICHAEL BAKER PASS TRUST CREATED UNDER THE PASS TENNESSEE COMMUNITY PROPERTY TRUST DATED AUGUST 8, 2017**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of September, 2026.

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Luke Martin, 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 **September 16, 2026**.

Date

Affiant Signature

09/17/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17th** day of **September**, 20**26**.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10/10/2026

My Commission Expires: 10/10/26

Date

Notary's Seal (if on paper)