Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson
Batch # 1479009
10/01/2026 09:12:22 AM
Fees: $13.00 Taxes: $5,550.00
File No. CR-2

Davidson County
DEEDWARR
2 pgs

20261001-0090419

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires February 2, 2030

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Byers and Katherine M. Byers	New Owner	
(NAME) 904 North 16th Street	(NAME)	083-06-0-008.00
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Brandon Bubis, a married man, Dave Scott Engstrom, an unmarried man, and Brendan Donelson, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John P. Byers and Katherine M. Byers, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 64 in a Subdivision of the Weakley Home Place, a plan of which is of record in Book 421, Page 36, of the Register's Office for said County.

Said Lot No. 64 fronts 50 feet on the Westerly side of North 16th Street, formerly Porter Avenue, and runs back between parallel lines, 150 feet to an alley in the rear measuring 50 feet thereon.

Being the same property conveyed to Brandon Bubis, David Scott Engstrom, and Brendan Donelson by Warranty Deed from Sherry E. Raymond, an unmarried woman of record in Instrument No. 20240307-0015791 Register's Office for Davidson County, Tennessee, dated March 06, 2024 and recorded on March 07, 2024.

This is property more commonly known as 904 North 16th Street, Nashville, TN 37206.

Grantors warrant that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Brandon Bubis executed the foregoing instrument on behalf of Dave Scott Engstrom and Brendan Donelson as pursuant to the executed Power of Attorney, recorded simultaneously herewith in Instrument Number 20261001-0090418 in Davidson County Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 this 30th day of September, 2026.

Brandon Bubis

David Scott Engstrom by
David Scott Engstrom by Brandon Bubis, Attorney in Fact
Attorney-In-Fact

Brendan Donelson by
Brendan Donelson by Brandon Bubis, Attorney in Fact
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2026, before me personally appeared Brandon Bubis, 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 30th day of September, 2026.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2026, Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Brandon Bubis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **David Scott Engstrom and Brendan Donelson** and that he is authorized by **David Scott Engstrom and Brendan Donelson** to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of September, 2026.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County