Karen Johnson Davidson County
Batch# 941803 DEEDWARR
11/16/2022 10:32:39 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20221116-0121963

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 6-27-26
(AFFIX SEAL)

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Michael L. Gorney and Susan K. Gorney	NEW OWNER	105 14 0N 036.00
(NAME)	(NAME)	
721 Bradford Avenue	721 Bradford Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kameron Amstutz and Chloe Amstutz**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Michael L. Gorney and Susan K. Gorney, husband and wife,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land situated in Davidson County, Tennessee, being Unit 36, as established in Declaration of Covenants, Conditions and Restrictions for Melpark Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151222-0128613, as amended by Instrument No. 20160106-0001307; Instrument No. 20210309-0030504 and Amendment to Bylaws recorded in Instrument No. 20210309-0030505 and Instrument No. 20210309-0030506, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "C" to which Declaration reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kameron Amstutz and Chloe Amstutz, Husband and Wife, by Warranty Deed from Checkerboard Properties, a Tennessee General Partnership, of record in Instrument No. 20210714-0094460, in the Register's Office of Davidson County, Tennessee, dated July 12, 2021 and recorded on July 14, 2021.

This conveyance is subject to the following: (1)Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Melpark Townhomes, as recorded in Instrument No. 20150827-0087032; (2) Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151222-0128613 as amended in Instrument No. 20160106-0001307; Instrument No. 20210309-0030504 and Amendment to Bylaws recorded in Instrument No. 20210309-0030505 and Instrument No. 20210309-0030506; (3) Easement for Temporary Nail Easement Agreement, recorded in Instrument No. 20121231-0120563; (4) Easement for Dedication of Easement for Public Utilities &

Drainage, recorded in Instrument No. 20150506-0041486; (5) Easement for Broadband Communications, recorded in Instrument No. 20160301-0019395.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 721 Bradford Avenue, Nashville, TN 37204
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Effective the 15th day of November, 2022.

Kameron Amstutz

Chloe Amstutz

STATE OF TENNESSEE
COUNTY OF Williamson

On this 15th day of November, 20 22, before me personally appeared Kameron Amstutz and Chloe Amstutz, 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 (or person's) free act and deed.

Notary Public

Printed Name: Blake Reynolds

My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064