THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 944302 **DEEDWARR** 11/23/2022 10:47:49 AM 3 pgs Fees: $18.00 Taxes: $5,920.00 20221123-0123957	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $1,600,000.00 Affiant Subscribed and sworn to before me, this 17th day of November, 2022. Notary Public My Commission Expires:

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

WARRANTY DEED

Address New Owner: Zachary David Regier Wiley and Susan Neal Williams Wiley 2710 Valley Brook Place, Nashville, Tennessee 37215	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No.____ 117-09-0F-001-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES P. SULKOWSKI AND BEHNAZ B. SULKOWSKI, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ZACHARY DAVID REGIER WILEY AND SUSAN NEAL WILLIAMS WILEY, HUSBAND AND WIFE** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A of Hilldale Brownstones, a Horizontal Property Regime with Private Elements located at Nashville, Tennessee, and described in a Master Deed for Hilldale Brownstones, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20110822-0064557, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Hilldale Brownstones, a Horizontal Property Regime with Private Elements, contained in said Master Deed, the plat files as Exhibit "A" to said Master Deed appearing in Instrument No. 20110822-0064557, and bylaws appended thereto, said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Behnaz B. Sulkowski and spouse, James P. Sulkowski by Warranty deed from Hilldale Partners One, a Tennessee general partnership of record in Instrument No. 20130102-0000468 Register's Office for Davidson County, Tennessee, dated December 28, 2012 and recorded on January 02, 2013.

This is improved property commonly known as: **2710 Valley Brook Place, Nashville, Tennessee 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes

are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of November, 2022.

JAMES P. SULKOWSKI

Behnaz B. Sulkowski by James P.
BEHNAZ B. SULKOWSKI BY JAMES P. SULKOWSKI, AS ATTORNEY IN FACT
Sulkowski as Attorney in Fact

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , the within named bargainors, **JAMES P. SULKOWSKI** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of November 2022.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public

My Commission Expires:

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **BEHNAZ B. SULKOWSKI** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **JAMES P. SULKOWSKI**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of November 2022.



Notary Public
My Commission Expires: _____