THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-5325-WE

Karen Johnson Davidson County
Batch# 946440 **DEEDWARR**
12/01/2022 10:02:33 AM 2 pgs
Fees: $13.00 Taxes: $11,840.00

20221201-0125768

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF November, 2022.

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Gorney and Susan K. Gorney	New Owner	
768 Greeley Drive		102-16-0-042.00
Nashville, TN 37205		
(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,, **Elisabeth R. James**

HEREINAFTER CALLED THE GRANTORS, 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 GRANTEES, 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. 228 on the Plan of Hillwood Estates, Section 10, of record in Book 2331, Pages 95 and 96, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the Easterly margin of Greeley Drive at the Northwest corner of Lot 227 on said plan; thence with the line between Lots 227 and 228, Eastwardly 326.7 feet to the Northeast corner of said Lot No. 227; thence North 10 degrees 06 minutes West 82.8 feet to a power pole; thence North 8 degrees 04 minutes East 72 feet to the Southeast corner of Lot No. 229 on said plan; thence with the line between said Lots Nos. 228 and 229, Westwardly 299.8 feet to the Easterly margin of said Drives; thence with same, Southwardly 150 feet to the beginning.

Being the same property conveyed to Elisabeth R. James by Warranty Deed from Claudette E. Cunningham, surviving tenant by the entirety, of record in Instrument No. 20191125-0121385 Register's Office for Davidson County, Tennessee, dated November 22, 2019 and recorded on November 25, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **768 Greeley Drive, Nashville, TN 37205**

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 our hands this the 29 day of November, 2022.

Elisabeth R. James by DKW Attorney in fact
Elisabeth R. James
By: Daniel Kris Wiatr, 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 **Daniel Kris Wiatr**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Elisabeth R. James,** as her Attorney in Fact, as the free act and deed of the within named **Elisabeth R. James**.

Witness my hand and official seal this the 29 day of November, 2022.

My Commission expires 1-6-25

M. Catherine Clearwaters
Notary Public

