RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 500
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-5633-WE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 2023

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 1/12/2026

(AFFIX SEAL)

KRISTINA W. HIGGINS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 979198 DEEDWARR
03/10/2023 09:35:12 AM 2 pgs
Fees: $13.00 Taxes: $10,730.00

20230310-0017356

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suerte Carden Trust u/a/d March 1, 2023	Pinnacle Bank	
208 Carden Avenue	150 3rd Avenue South, Suite 1000	104-13-0-050.00
Nashville, TN 37205	Nashville, TN 37201	
(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, **Michael Gorney and Susan Gorney, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Suerte Carden Trust u/a/d March 1, 2023**

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. 20 on the Plan of Bransford Realty Company's Subdivision of part of Whitland Realty Company's Subdivision of record in Plat Book 547, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Gorney and Susan Gorney, husband and wife by Warranty deed from Philip Bowie and wife Carolyn Bowie of record in Instrument No. 20160330-0029903 Register's Office for Davidson County, Tennessee, dated March 29, 2016 and recorded on March 30, 2016.

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 **208 Carden Avenue, 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 9th day of March, 2023.

Michael Gorney

Susan Gorney

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 **Michael Gorney,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of March, 2023.

My Commission expires: Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

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 **Susan Gorney,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of March, 2023.

My Commission expires: Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON