THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9357-WE	STATE OF TENNESSEE, COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 650,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF March, 2026. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1396521 DEEDWARR
03/24/2026 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20260324-0023279

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel Michaela Gray	**New Owner**	
721 Bradford Avenue	**Property**	105-14-0N-036.00-CO
Nashville, TN 37204		
(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 Lawrence Gorney and Susan Keitt Gorney, Co-Trustees of The Gorney Community Property Trust, u/a/d March 15, 2023**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel Michaela Gray, an unmarried woman**

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 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 Michael L. Gorney and Susan K. Gorney, husband and wife by Warranty Deed from Kameron Amstutz and Chloe Amstutz of record in Instrument No. 20221116-0121963 Register's Office for Davidson County, Tennessee, dated November 15, 2022 and recorded on November 16, 2022.

Being the same property conveyed to Michael Lawrence Gorney and Susan Keitt Gorney, Co-Trustees of The Gorney Community Property Trust by Quit Claim Deed from Michael L. Gorney and Susan K. Gorney of record in Instrument No. 20250314-0018856 Register's Office for Davidson County, Tennessee, dated March 10, 2025 and recorded on March 14, 2025.

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 **721 Bradford Avenue, Nashville, TN 37204**

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 19th day of March, 2026.

Gorney Community Property Trust, u/a/d March 15, 2023

BY: Michael Lawrence Gorney, Trustee
Michael Lawrence Gorney, Co-Trustee

BY: Susan Keitt Gorney, Co-Trustee
Susan Keitt Gorney, Co-Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Michael Lawrence Gorney** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **Gorney Community Property Trust,** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Michael Lawrence Gorney** as such **Trustee**.

Witness my hand and official seal this the 19th day of March, 2026.

My Commission expires: Nov 8 2027

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, personally appeared **Susan Keitt Gorney** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Gorney Community Property Trust,** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Susan Keitt Gorney** as such **Trustee**.

Witness my hand and official seal this the 19 day of March, 2026.

My Commission expires: Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Krystal Schuster, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **3/19/26**.

Date

Affiant Signature

3/19/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **19** day of **March**, 20**26**.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27
Date

Notary's Seal (if on paper)