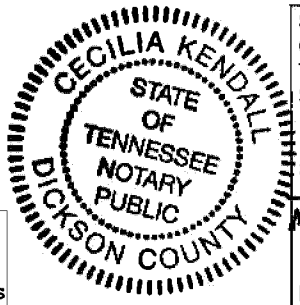
Karen Johnson Davidson County
Batch# 584853 DEEDWARR
03/04/2021 02:09:30 PM 2 pgs
Fees: $13.00 Taxes: $740.00
20210304-0028521



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $200,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th day of ~~February~~ March, 2021.

NOTARY PUBLIC

My commission expires: 9/18/23

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
David Conlee Shellabarger	Everett Financial, Inc. dba Supreme Lending	034-14-0-004.00
(NAME)	(NAME)	
309 Dinwiddie Drive	14801 Quorum Drive, Ste. 300	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Dallas, TX 75254	

Warranty Deed

For and in Consideration of the sum of $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 **Boyd Franklin Hammond, a single person,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **David Conlee Shellabarger, a single man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Stanley Heights of record in Plat Book 3300, Page 74, amended in Book 3986, Page 917, 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 Boyd Franklin Hammond, a single person by Warranty deed from Bradley G, Moyer and wife, Jo Ann M. Moyer of record in Instrument No. 20140516-0042189 Register's Office for Davidson County, Tennessee, dated May 13, 2014 and recorded on May 16, 2014.

This property is __unimproved _X_improved property known as: 309 Dinwiddie Drive, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 26th day of February, 2021.

Boyd Franklin Hammond

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Boyd Franklin Hammond, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of February, 2021.

Notary Public
My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

True Copy Certification

I, Tamelka Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tamelka Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tamelka Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY