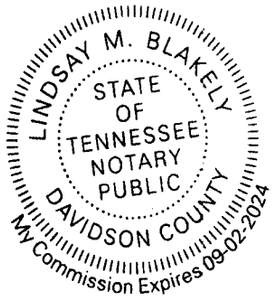
RECORDING INFORMATION



THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is ~~$448,000.00~~ $445,500.00

Affiant

Sworn to and subscribed before me this 14th day of January, 2022.

Notary Public

My Commission Expires: _____

(SEAL)

Karen Johnson Davidson County
Batch# 793252 **DEEDWARR**
01/19/2022 01:39:40 PM 2 pgs
Fees: $13.00 Taxes: $1,648.35

20220119-0007422

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Darci E. Shellman 1202 Saunders Ave Madison, TN 37115	New Owner(s)	051-07-0-074.00

This Indenture is made on the 14th day of January, 2022, by and between **GARY L. PROCTOR AND KIMBERLY D. FERRELL, CO-TRUSTEES OF THE DOROTHY L. DILLARD REVOCABLE LIVING TRUST U/A/D DECEMBER 15, 1999** ("Grantor"), and **DARCI E. SHELLMAN, AN UNMARRIED WOMAN** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Oakland Acres, Section 7, as of record in Book 2663, Page 108, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Gene D. Dillard and Dorothy L. Dillard, by Deed from Marvin C. Coble and wife, Irone C. Coble, of record in Book 9418, Page 180, Register's Office for Davidson County, Tennessee, dated July 25, 1994 and recorded on July 27, 1994.

Being the same property conveyed to Dorothy L. Dillard, Trustee of the Dorothy L. Dillard Revocable Living Trust Agreement dated December 15, 1999, by Quitclaim Deed from Dorothy L. Dillard of record in Instrument No. 19991216-0304092 Register's Office for Davidson County, Tennessee, dated December 15, 1999 and recorded on December 16, 1999. Dorothy L. Dillard became deceased on September 4, 2021.

Being also known as 1202 Saunders Ave, Madison, Tennessee 37115.

This is improved property known as 1202 Saunders Ave, Madison, TN 37115.

This conveyance is being made subject to:

1. Taxes for the year 2022 and subsequent years, a lien not yet due and payable.

Return to:
[illegible] and Escrow, LLC
[illegible] Avenue South
[illegible] 37212
Y-VRES 21402

1. Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
2. Subject to all matters shown on the Plan of record in Book 2663, Page 108, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 2901, Page 366, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 14th day of January, 2022.

GRANTOR:

The Dorothy L. Dillard Revocable Living Trust
U/A/D December 15, 1999

BY: _____
Gary L. Proctor, Co-Trustee

BY: _____
Kimberly D. Ferrell Birdwell, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, GARY L. PROCTOR and KIMBERLY D. FERRELL BIRDWELL, 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, and who further acknowledged that such persons are the Co-Trustees of The Dorothy L. Dillard Revocable Living Trust U/A/D December 15, 1999, and are authorized by such trust to execute this instrument on its behalf as Co-Trustees.

Witness my hand, at office, this 14th day of January, 2022.

_____
Notary Public

My Commission Expires: 02/26/2022

LISA G. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY