Name and Address of New Owner:
Michelle Sanchez
105 Shepherd Hills Drive
Madison, TN 37115

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Map & Parcel No: 034-02-0-061

Karen Johnson Davidson County
Batch# 883613 DEEDWARR
07/05/2022 09:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20220705-0077087

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Carla C. Bruce and Lesa C. Mulcahy, Trustees of The Revocable Trust of Carl B. Chambliss and Gloria W. Chambliss dated March 14, 2018**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michelle Sanchez, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 29 on the Plan of Shepherd Hills, Section 1, of record in Book 2331, page 46, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property Carl B. Chambliss and Gloria W. Chambliss, Trustees of the Revocable Trust of Carl B. Chambliss and Gloria W. Chambliss, dated March 14, 2018, from Carl B. Chambliss, Trustee under the Carl B. Chambliss Revocable Living Trust, by Quitclaim Deed by Trustee dated June 8, 2018 and recorded January 10, 2019 in Instrument #20190110-0002622, said Register's Office. Carl Chambliss having since died testate on or about 12/11/2021, pursuant to the terms of his Last Will and Testament (Will Book 19, Page 207, in the Chancery Court for Cheatham County, Tennessee at Ashland City, Docket No. P-3510), property vested in Trustees of The Revocable Trust of Carl B. Chambliss and Gloria W. Chambliss, dated March 14, 2018. Gloria W. Chambliss having since died on or about 10/24/2019. Lesa C. Mulcahy and Carla C. Bruce are the Successor Trustees under the terms of said Trust.

Being the same property conveyed to Carl B. Chambliss, Trustee under the Carl B. Chambliss Revocable Living Trust, from Carl B. Chambliss and wife, Gloria J. Chambliss, by Quitclaim Deed dated April 3, 2015 and recorded April 13, 2015 in Instrument #20150413-0032294, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of May, 2022.

The Revocable Trust of Carl B. Chambliss and
Gloria W. Chambliss dated March 14, 2018

By: Carla C Bruce (SEAL)
Carla C. Bruce, ~~Trustee~~ Successor Trustee

By: Lesa C Mulcahy (SEAL)
Lesa C. Mulcahy, ~~Trustee~~ Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May, 2022, before me personally appeared Carla C. Bruce and Lesa C. Mulcahy, Trustees of The Revocable Trust of Carl B. Chambliss and Gloria W. Chambliss dated March 14, 2018, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of May, 2022.

Shannon ONeill
Notary Signature
My commission expires: 11/16/2024

SHANNON ONEILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dana Van Kluyve
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of May, 2022.

Shannon ONeill
Notary Signature
My commission expires: 11/16/2024

SHANNON ONEILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

File No: QMT-7943-2022

EXHIBIT A

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Being *further* conveyed to Michelle Sanchez, from Carla C. Bruce and Lesa C. Mulcahy, Trustees of The Revocable Trust of Carl B. Chambliss and Gloria W. Chambliss dated March 14, 2018, by Deed dated 05/27/2022, of record in Deed Book _____, Page _____, Instrument No. _____ in the Davidson County Register of Deeds .

Map/Parcel #: Property 1:
034-02-0-061

This property is more commonly referred to as follows:
105 Shepherd Hills Drive, Madison, TN 37115

TRUE COPY CERTIFICATION

I, Shannon O'Neill, 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 05/27/2022 (date of document).

Shannon O'Neill

05/27/2022

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this ____ day of ____, 2022.

Notary's Signature

My Commission Expires: 11-22-2025

Notary's Seal

TAHIRA J PYSZKA
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD