Karen Johnson Davidson County
Batch # 1305900 DEEDWARR
08/04/2025 02 56 32 PM 2 pgs
Fees $13 00 Taxes $3,145 00
20250804-0061693

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $850,000 00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2025.

Notary Public

My commission expires

(Notary Stamp)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-SR-25-4307

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
David Charles Shank and Therese Colette Shank	same as NEW OWNER	103-04-0-126.00
4307 Wyoming Ave		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Daniel Charles Gills Jr and Suzannah Bryan Gills, Co-Trustees of The Gills Family Trust u/a dated October 10, 2023

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

David Charles Shank and Therese Colette Shank, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being Lot No 3, Block 1 on the Plan of Sylvan Park of record in Plat Book 332, Page 104, 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 Daniel Charles Gills, Jr , an unmarried man, and Suzannah Bryan Montgomery, an unmarried woman, joint tenants by Warranty Deed from Jessica Middleton and Gordon Cameron, wife and husband of record in Instrument No 20180504-0042809 Register's Office for Davidson County, Tennessee, dated May 02, 2018 and recorded on May 04, 2018
Being the same property conveyed to Daniel Charles Gills, Jr and Suzannah Bryan Gills, husband and wife by Quitclaim Deed from Daniel Charles Gills, Jr and Suzannah Bryan Montgomery now known as Suzannah Bryan Gills of record in Instrument No 20200123-0008405

Register's Office for Davidson County, Tennessee, dated January 13, 2020 and recorded on January 23, 2020
Being the same property conveyed to Daniel Charles Gills, Jr and Suzannah Bryan Gills, Co-Trustees of Of the Gills Family Trust U/A dated October 10, 2023, a revocable living trust by Quitclaim Deed from Daniel Charles Gills, Jr and Suzannah Bryan Gills of record in Instrument No 20231016-0080715 Register's Office for Davidson County, Tennessee, dated October 10, 2023 and recorded on October 16, 2023

This is improved property known as **4307 Wyoming Ave, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows

1 Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee

2 Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee

3 Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of July, 2025

Gills Family Trust
u/a dated October 10, 2023

Daniel Charles Gills Jr – Co-Trustee

Suzannah Bryan Gills – Co-Trustee

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, Daniel Charles Gills Jr and Suzannah Bryan Gills, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they are the Co-Trustees of the Gills Family Trust u/a dated October 10, 2023 and they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above

Witness my hand and official seal this 31st day of July, 2025

Notary Public
My Commission Expires 12/20/27

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

Lenders Title Company File No 25-002474-524

SP 11/2015