Karen Johnson Davidson County
Batch# 213730 DEEDWARR
04/03/2019 03:55:30 PM 4 pgs
Fees: $23.00 Taxes: $610.50
20190403-0030585

Commitment Number: TN19100013

After Recording, Send To:

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Jarrod D. Walker, **Cory L. Walker** and **David L. Walker**, 10060 Ramblin Hinson Rd, Lithia, FL 33547

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
051-12-0-105.00

GENERAL WARRANTY DEED

Sharon Gannon Stubblefield Rourke, hereinafter grantor, whose tax-mailing address is **352 Beech Ave, Madison, TN 37115**, for $165,000.00 (One Hundred Sixty Five Thousand Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Jarrod D. Walker**, a single man, **Cory L. Walker,** a single man, and **David L. Walker**, a married man, hereinafter grantees, whose tax mailing address is **356 Beech Ave, Madison, TN 37115**, the following real property:

LAND in Davidson County, Tennessee, being Lot No. 16, on the plan of Andrew Jackson's Addition to Montague Park, as shown on plat of record in Plat Book 547, Page 83-84, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description

Property Address is: 356 Beech Ave, Madison, TN 37115

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20180227-0018286 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 051-12-0-105.00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 21 March, 2019:

Sharon Gannon Stubblefield Rourke

Sharon Gannon Stubblefield Rourke

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 28 March, 2019 by **Sharon Gannon Stubblefield Rourke** who is personally known to me or has produced Drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

DEREK TRUELOVE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 28, 2020
COUNTY OF WILSON

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $165000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 28 day of March, 2019.

Sharon Rourke
Affiant

Sharon Rourke
Print Name

DEREK TRUELOVE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 28, 2020
COUNTY OF WILSON

(Seal)

Notary Public

My commission expires:
4.28.20

Derek Truelove
Print Name

True Copy Certification

I, Cheryl L. Bowley, do hereby make oath that I am ~~a licensed attorney and/or~~ the 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.

Signature

State of Virginia

County of Henrico

Personally appeared before me, [Name of Notary] Deborah Baldwin, a notary public for this county and state, [name of person making certification] Cheryl L. Bowley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/30/2019

Notary' Seal (if on paper)

DEBORAH M. BALDWIN NOTARY PUBLIC MY COMMISSION NUMBER 273779 COMMONWEALTH OF VIRGINIA