Karen Johnson Davidson County
Batch# 955385 DEEDWARR
12/27/2022 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,793.50
20221227-0132829

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $755,000.00

Affiant

Subscribed and sworn to before me, this 22ND DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger Volek Shelton and Allison Patricia Volek Shelton, Husband and Wife and Paul J Volek and Lorraine A. Magiera, Husband and Wife	NEW OWNER (NAME)	
535 Menees Ln (ADDRESS)	(ADDRESS)	063-00-0-221-00
Madison, TN 37115-5805 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Teresa O. Gann, f/k/a Teresa G. Odom and f/k/a Teresa O. Muhs, a married person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Roger Volek Shelton and Allison Patricia Volek Shelton, Husband and Wife and Paul J Volek and Lorraine A. Magiera, Husband and Wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat of Douglas Odom Property of record in Plat Book 8250, Page 249, 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 a portion of the same property conveyed to Richard A. Odom and wife, Ramona C. Odom by Warranty deed from Douglas G. Odom, Jr. and Richard A. Odom of record in Book 3987, page 819, Register's Office for Davidson County, Tennessee, dated February 4, 1966 and recorded on February 15, 1966.

Deed of Correction (as to legal description) dated October 4, 1966 and recorded October 11, 1966 in Book 4066, page 380, in the Register's Office for Davidson County, Tennessee.

Deed of Correction (as to legal description) dated October 18, 1966 and recorded October 21, 1966 in Book 4070, page 296, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Douglas G. Odom and Richard A. Odom by Quitclaim deed from Richard A. Odom and wife, Ramona C. Odom of record in Book 8370, page 677, Register's Office for Davidson County, Tennessee, dated May 30, 1991 and recorded on June 10, 1991.

Being the same property conveyed to Douglas G. Odom, Jr. by Quitclaim deed from Richard A. Odom of record in Book 9275, page 289, Register's Office for Davidson County, Tennessee, dated February 25, 1994 and recorded on March 10, 1994.

Being the same property conveyed to Teresa O. Muhs by Quitclaim Deed deed from Douglas G. Odom, Jr. of record in Book 9313, page 822, Register's Office for Davidson County, Tennessee, dated March 31, 1994 and recorded on April 15, 1994.

Final Decree of Divorce between Teresa Odom Muhs and Scott Eugene Muhs of record in Book 11120, Page 511, in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Teresa G. Odom f/k/a Teresa O. Muhs by Quitclaim deed from Scott Eugene Muhs of record in Book 11178, page 484, Register's Office for Davidson County, Tennessee, dated August 13, 1998 and recorded on October 30, 1998. Teresa Odom Muhs, Theresa O. Muhs, and Teresa G. Odom are the same person, The said Teresa G. Odom subuquently remarried and is now known as Teresa O. Gann.

Robert Michael Gann a.k.a Robert M. Gann, spouse of Teresa O. Gann, joins this conveyance for the purpose of conveying any interest he may have by virtue of his marriage or otherwise.

WARRANTY DEED
(Continued)

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 535 Menees Ln, Madison, TN 37115-5805
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness my/our hand(s) this 22nd day of December, 2022.

Teresa O. Gann

Teresa O. Gann

Robert M. Gann

Robert Michael Gann

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Teresa O. Gann, a married person and husband, Robert Michael Gann, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of December, 2022.

Theresa C Richardson

Notary Public

My Commission Expires: 07-09-2024

(SEAL)

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 December 27, 2022 (date of document).

Affiant Signature

December 27, 2022

Date

State of TN

County of Davidson

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

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023