Karen Johnson Davidson County
Batch# 1088912 DEEDWARR
01/05/2024 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20240105-0001208

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-2574-KS

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 4th day of January, 2024.

Notary Public
My Commission Expires: 3/3/26

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Constantinos Stephen Voultsios<br>364 Beech Avenue<br>Madison, TN 37115 | Rocket Mortgage, LLC<br>1050 Woodward Avenue<br>Detroit, MI 48226 | 051 12 0 107.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Sharon Gannon Stubblefield Rourke, Devisee of Estate of Waymon D. Gannon**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Constantinos S. Voultsios, a single man**, hereinafter called the Grantee, his/her/their heirs and assigns, a 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. 18 on the Map of Andrew Jackson's Addition to Montague Park Subdivision, as of record in Plat Book 547, Page 83 and 84, Register's Office for said County, to which plat reference is made for a more complete description.

Being the same property conveyed to Waymon D. Gannon, unmarried, by Warranty Deed from Estate of Martha P. Hickman, Linda Therber, Executrix, of record in Instrument No. 20110613-0044897, in the Register's Office of Davidson County, Tennessee, dated June 02, 2011 and recorded on June 13, 2011. The said Waymon D. Gannon died on November 26, 2017, testate devising subject property to Sharon Gannon Stubblefield Rourke. Affidavit of Heirship recorded in Instrument No. 20180227-0018286.

This is mproved or property located at: **364 Beech Avenue, Madison, TN 37115**.

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever 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,** Grantor has executed this instrument on this 4th day of January, 2024.

GRANTOR:

Estate of Waymon D. Gannon

By: Sharon Gannon Stubblefield Rourke, Devisee

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sharon Gannon Stubblefield Rourke, Devisee of Estate of Waymon D. Gannon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of January, 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am 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 1-4-23.

Kathy Smith
Affiant Signature

1-4-2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this Jan 4, 2023.

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY