Karen Johnson Davidson County
Batch# 643397 DEEDWARR
05/25/2021 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,211.75
20210525-0070418

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $327,500.00

Affiant

Subscribed and sworn to before me, this 24th day of May, 2021.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ron Plecher **Regan Plecher**	**New Owner**	**09505000800**
1919 Dahlia Circle	**3634 E Longview Ave**	
Nashville, TN 37210	**Bloomington, IN 47408**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Corey Gingras, married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ron Plecher and Regan Plecher, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 50, on the Plan of Dahlia Gardens Subdivision, of record in Plat Book 2663, Page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Corey Gingras, single man, by Warranty Deed from Dustin R. Lemasters, an unmarried man, dated February 28, 2018, of record in Instrument No. 20180302-0020156, Register's Office for Davidson County, Tennessee. Corey Gingras having since married. Brittany Zulkiewicz hereby signs to convey any interest she may have, marital or otherwise as the wife of Corey Gingras.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1919 Dahlia Circle, Nashville, TN 37210.

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 in 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.

Corey Gingras Date: 5/21/21

Brittany Zulkiewicz Date: 5/21/21

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Corey Gingras and Brittany Zulkiewicz, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of May 2021.

NOTARY PUBLIC

My Commission Expires: 9/1/21

MARK LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY