Karen Johnson Davidson County
Batch# 769467 DEEDWARR
12/07/2021 03:20:22 PM 2 pgs
Fees: $13.00 Taxes: $1,581.75
20211207-0162335

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $427,500.00

Affiant

Subscribed and sworn to before me, this 2nd day of December, 2021.

Notary Public

My commission expires: 8/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

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:
Irene M Pflueger **Sandra Pflueger Van Sise**	New owners	**09605003900**
227 Cumberland Cir	236 Rolling Meadows	
Nashville, TN 37214	Martin, TN 38237	

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,

Peter Dunlap and Cameron Dunlap, husband and wife

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

Irene M Pflueger and Sandra Pflueger Van Sise, as tenants in common with rights of survivorship

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 parts of Lot No. 55, Lot No. 56, and Lot No. 57, on the plan of Bluefield, of record in Book 843, Page 34, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Said parts of lots front together 213.3 feet on the Easterly side of Cumberland Circle and run back between lines measuring 118.7 feet on the Northerly line and 184 feet on the Southerly line to a dead line in the rear measuring 79.3 feet thereon.

Being the same property conveyed to Peter Dunlap and Cameron Dunlap, husband and wife, by Warranty Deed from Glenda W. Paulk Reagan formerly known as Glenda W. Paulk, married, dated November 21, 2014, of record in Instrument No. 20141125-0108856, in the Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-C-21-227

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 227 Cumberland Cir, Nashville, TN 37214.

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.

Peter Dunlap by Cameron Dunlap, Attorney in Fact Date: 12/2/21

Peter Dunlap
By: Cameron Dunlap
Attorney in Fact

Cam D Date: 12/2/21

Cameron Dunlap

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Cameron Dunlap, 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 2nd day of December 2021.

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

NOTARY PUBLIC

My Commission Expires: 7/7/25

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Cameron Dunlap with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of Peter Dunlap, and is authorized by him to execute this instrument on his behalf by virtue of a Power of Attorney recorded in Book * , Page _____, in said Register's Office.

* 20211207-0102334

Witness my hand, at office, this 2nd day of December 2021.

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

NOTARY PUBLIC

My Commission Expires: 7/7/25