Karen Johnson Davidson County
Batch# 1089138 DEEDWARR
01/05/2024 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20240105-0001243

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

Subscribed and sworn to before me, this 4TH DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/15/27

(AFFIX SEAL)

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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
Bryan Walsh and Margaret Blaufuss, husband and wife as joint tenants with right of survivorship	New Owner (NAME)	90-15-0
466 Sunliner Dr (ADDRESS)	(ADDRESS)	090-15-0-048.00
Nashville, TN 27209 (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 Joseph Bryan Cumming and Donna F. Cumming, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bryan Walsh and Margaret Blaufuss, husband and wife as joint tenants with right of survivorship, 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. 297 on the Plan of Charlotte Park, Section Ten, of record in Plat Book 2900, Page 78, 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 the same property conveyed to Joseph Bryan Cumming, unmarried by Warranty Deed from Ann Rogers, unmarried of record in Book 7678, page 817, Register's Office for Davidson County, Tennessee, dated September 28, 1988 and recorded on October 17, 1988. Being the same property conveyed to Joseph Bryan Cumming and Holly Hampton Cumming, as tenants by the entirety by Quitclaim Deed from Joseph Bryan Cumming of record in Instrument No. 20020118-0008095 Register's Office for Davidson County, Tennessee, dated December 27, 2001 and recorded on January 18, 2002. The said Holly Hampton Cumming died on February 28, 2020. Being the same property conveyed to Joseph Bryan Cumming and Donna F. Cumming, husband and wife by Quitclaim Deed from Joseph Bryan Cumming, married of record in Instrument No. 20211116-0152391 Register's Office for Davidson County, Tennessee, dated November 15, 2021 and recorded on November 16, 2021.

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

unimproved ( )
This is improved (X) property, known as 466 Sunliner Dr, Nashville, TN 27209
(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 4th day of January, 2024.

WARRANTY DEED
(Continued)

Joseph Bryan Cumming

Donna F. Cumming

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Bryan Cumming and Donna F. Cumming, husband and wife, 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 4th day of January, 2024.

Notary Public

My Commission Expires: 7/6/2027

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Certificate of Authenticity

I, Joshua A. Terry, 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 1/4/24.

Affiant Signature – Joshua A. Terry

1/5/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/5/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27