QUITCLAIM DEED

LB-QCD-24-227

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Irene M. Pflueger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. MEANS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Irene M. Pflueger, Alexandra Van Sise Howe, and Savanah Brooke Van Sise	**New Owner**	
(NAME)	(NAME)	**096-05-0-039.00**
227 Cumberland Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **IRENE M. PFLUEGER,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **IRENE M. PFLUEGER AND ALEXANDRA VAN SISE HOWE AND SAVANAH BROOKE VAN SISE, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that 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 Lots. 55, 56 and 57 on the Plan of Bluefields of record in Plat Book 843, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete Accurate description of said lot.

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 Irene M. Pflueger and Sandra Pflueger Van Sise, as tenants in common with rights of survivorship by Warranty Deed from Peter Dunlap and Cameron Dunlop, husband and wife, executed on 12/2/2021 and filed for record on 12/7/2021 as Instrument Number 20211207-0162335, Register's Office for Davidson County, Tennessee.

Sandra Pflueger Van Sise having since died on or around 09/24/2023, leaving Irene M. Pflueger as the sole surviving tenant.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **227 Cumberland Circle, Nashville, Tennessee 37214**.

Karen Johnson
Batch # 1130719
05/03/2024 01:12:11 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240503-0032698

Witness my/our hand(s) this the 1st day of May, 2024

Irene M. Pflueger

Irene M. Pflueger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, IRENE M. PFLUEGER, the within named bargainor, 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 1st day of May, 2024.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212