Karen Johnson Davidson County
Batch# 496942 DEEDQC
10/16/2020 10:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201016-0120631

Name and Address of New Owner:
Bryan Steitz, David Steitz
7277 Charlotte Pikem Unit 219
Nashville, TN 37209

Send Tax Bills To:
Bryan Steitz, David Steitz
7727 Charlotte Pk, Unit 219
Nashville, TN 37209

This Instrument Prepared By:
Tennessee Title Services LLC
547 N Mt Juliet Rd., Ste 100
Mt. Juliet, TN 37122

Map & Parcel No: 114-08-0C-088.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bryan Steitz, a single man and David Steitz and Kathy Steitz, both married,** "the Grantor," convey and quitclaim unto **Bryan Steitz, a single man and David Steitz, married,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 85 on the Plan of West Park, Phase 2 as established by Declaration of Covenants, Conditions and Restrictions for West Park Homeowners Association, Inc., of record in Instrument Number 20040304-0024541, and amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner's Association, Inc., of record in Instrument No. 20041221-0151636, and further amended by Second Amendment of record in Instrument No. 20050222-0018812 and Second Supplement in Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee. Said unit is shown on the plan of West Park Phase 2 attached as Exhibit "B" to the aforementioned First Amendment and Supplement, of record in Instrument No. 20041221-0151636, 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 Bryan Steitz, unmarried and David Steitz and Kathy Steitz, both married by Warranty deed from Andres F. Victoria, an unmarried man of record in Instrument No. 20160602-0055561 Register's Office for Davidson County, Tennessee, dated May 24, 2016 and recorded on June 02, 2016.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Deed on the 8th day of October, 2020.

_____(SEAL)
David Steitz

_____(SEAL)
Kathy Steitz

_____(SEAL)
~~Brian~~ Steitz (Bryan

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, a Notary Public in and for said State and County, **David Steitz** [redacted], the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8th day of October, 2020.

_____
Notary Public
My commission expires: 1-10-2024

STATE OF KY)
COUNTY OF Franklin)

Personally appeared before me, a Notary Public in and for said State and County, Kathy Bryan Steitz, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8th day of October, 2020.

_____
Notary Public
My commission expires: 1-10-2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF WILSON)

The undersigned hereby offers this instrument for recordation within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 8th day of October, 2020.

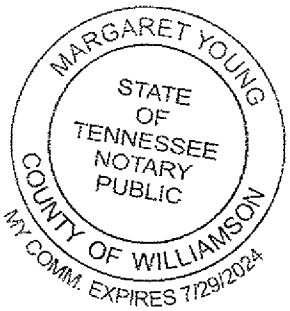
_____
Notary Public
My commission expires:

202010160120631

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 8th day of October, 2020, before me, a Notary Public in and for the State and County aforesaid, personally appeared **Bryan Steitz**, known to me or satisfactory proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that he/she/they executed the same for the purpose therein contained.



Notary Public

Expiration Date 7/29/2024

State of Tennessee

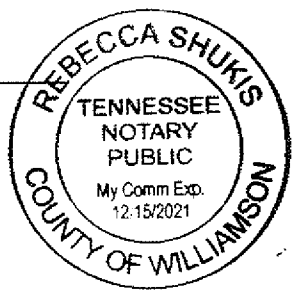
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn before me this 15th day of October, 2020.

Notary Public



My Commission Expires:

True Copy Certificate of Authenticity

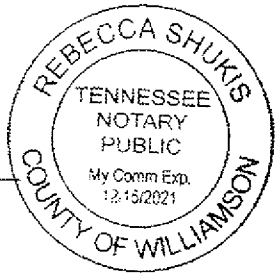
I, **Taylor Grills**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021