Karen Johnson Davidson County
Batch# 566447 DEEDQC
02/03/2021 10:51:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210203-0015422

Commitment Number: 20NL65890

After Recording, Return To:
~~Nations Lending Services~~ WWR Inc.
9801 Legler Road
Lenexa, KS 66219 WWR3603314

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Daniel Steines and **Abigail Steines**, 4844 Peninsula Pointe Dr., HERMITAGE, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
097 16 0A 081.00

QUITCLAIM DEED

Brian D. Steines and **Crystyl C. Steines, husband and wife** and **Daniel Steines**, married to Abigail Steines, **hereinafter grantors, whose tax-mailing address is 4844 Peninsula Pointe Dr., HERMITAGE, TN 37076**, WITHOUT consideration paid, grant and quitclaim to **Daniel Steines** and **Abigail Steines**, husband and wife as joint tenants, hereinafter grantees, whose tax mailing address is **4844 Peninsula Pointe Dr., HERMITAGE, TN 37076**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

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. 12 on the Plan of The Peninsula, Phase 3, Section 2, of record in plat Book 9700, page 841, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof. Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Executed by the undersigned on September 10th, 2020:

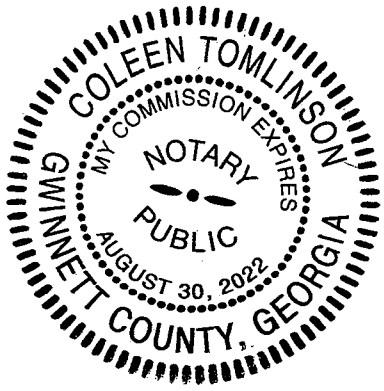
Daniel Steines

STATE OF TN COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 10 September, 2020 by **Daniel Steines** who is personally known to me or has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that their signature was their free and voluntary act for the purposes set forth in this instrument.

Notary Public

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY



DERIVATION CLAUSE

Being the same property conveyed to Brian D. Steines and Crystyl C. Steines, husband and wife, and Daniel Steines, tenants in common with rights of survivorship by WARRANTY DEED from Patrick E. Defrancesco and Elizabeth C. Defrancesco, husband and wife as recorded 02/21/2017 as Document 20170221-0017041. Commonly Known As: 4844 Peninsula Pointe Dr, Hermitage, TN 37076 Tax ID: 097 16 0A 081.00
Property Address is: 4844 Peninsula Pointe Dr., HERMITAGE, TN 37076

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

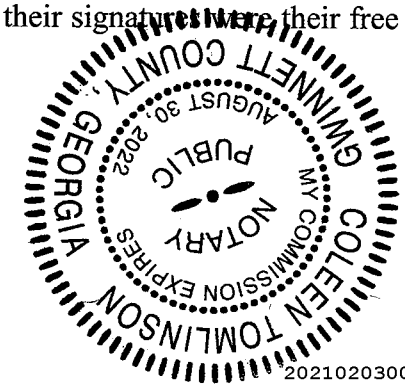
Executed by the undersigned on 9/12, 2020:

Brian D. Steines

Crystyl C. Steines

STATE OF Georgia COUNTY OF Gwinnett

The foregoing instrument was acknowledged before me on September 12, 2020 by **Brian D. Steines and Crystyl C. Steines** who are personally known to me or have produced drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



202102030015422

COLEEN TOMLINSON

State of Georgia
County of Gwinnett

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 12 day of September, 2020.

Crystyl C Steines

Affiant

Crystyl C Steines

Brian D. Steines

Print Name

(Seal)

Notary Public

My commission expires:

8/30/2022

COLEEN TOMLINSON

Print Name

CTIC# _____

COLEEN TOMLINSON NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 30, 2022

Tennessee Certification of Electronic Document

I, Carmel McHenry, do hereby make oath tha I am a licensed attorney and/or the custodian of 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.

Name

State of Kansas

County of Johnson

Personally appeared before me, Jessica Caswell, a notary public for this county and state, Carmel McHenry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Name

My Commission Expires: 9/3/22

Notary seal

JESSICA CASWELL
My Appointment Expires
September 3, 2022

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0244

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