AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280232001

Karen Johnson Davidson County
Batch# 653293 DEEDQC
06/09/2021 03:40:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20210609-0077892

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 118-01-0-202.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 25 day of May, 2021, by and between **DANIEL STEIN and LAURA STEIN, HUSBAND AND WIFE and DAVID BUFFORD and JULIE BUFFORD, HUSBAND AND WIFE, ALL AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, a mailing address of 1006 Montrose Ave, Nashville, TN 37204, hereinafter referred to as Grantor(s) and **DANIEL STEIN and LAURA STEIN, A MARRIED COUPLE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 1006 Montrose Ave, Nashville, TN 37204, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 1006 Montrose Ave, Nashville, TN 37204

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20180905-0087976, recorded on 09/05/2018 in Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Daniel B. Stein
DANIEL STEIN

LAURA STEIN

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Daniel Stein Laura Stein, the within named Grantor, 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 seal, at office in Davidson County, TN, this 25 day of May, 2021.

Notary Public
My Commission expires: 3/6/2024

SOPHIE BRANSFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

David Bufford
DAVID BUFFORD

Julie Bufford
JULIE BUFFORD

STATE OF New Hampshire
COUNTY OF Carroll

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, David Bufford and Julie Bufford, the within named Grantor, 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 seal, at office in Conway, New Hampshire this 20 day of April, 2021.

B. J. R Violette
Notary Public
My Commission expires: 8/5/2025

BUFFIE R VIOLETTE
Notary Public-New Hampshire
My Commission Expires
August 05, 2025

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

David B. Stein
Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 25 day of May, 2021.

Notary Public
My Commission Expires: 3/16/2024

SOPHIE BRANSFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

DANIEL STEIN and LAURA STEIN
1006 Montrose Ave
Nashville, TN 37204

Name and address of property owner:

DANIEL STEIN and LAURA STEIN
1006 Montrose Ave
Nashville, TN 37204

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Julie Buffard
Affiant

STATE OF New Hampshire
COUNTY OF Carroll

Sworn to before me this 20 day of Apr. 1, 2021.

B R Violette
Notary Public
My Commission Expires: 8/5/2025

BUFFIE R VIOLETTE
Notary Public-New Hampshire
My Commission Expires
August 05, 2025

Name and address for person(s) responsible for taxes:

DANIEL STEIN and LAURA STEIN
1006 Montrose Ave
Nashville, TN 37204

Name and address of property owner:

DANIEL STEIN and LAURA STEIN
1006 Montrose Ave
Nashville, TN 37204

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

David Buffkind
Affiant

STATE OF New Hampshire
COUNTY OF Carroll

Sworn to before me this 20 day of April, 20~~25~~ 2021

Buffie R. Violette #9
Notary Public
My Commission Expires: 8/5/2025

BUFFIE R VIOLETTE
Notary Public-New Hampshire
My Commission Expires
August 05, 2025

Name and address for person(s) responsible for taxes:

DANIEL STEIN and LAURA STEIN
1006 Montrose Ave
Nashville, TN 37204

Name and address of property owner:

DANIEL STEIN and LAURA STEIN
1006 Montrose Ave
Nashville, TN 37204

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 110 ON THE PLAN OF MONTROSE PLACE OR RECORD IN PLAT BOOK 57, PAGE 93, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

PARCEL ID: 118-01-0-202.00

PROPERTY COMMONLY KNOWN AS: 1006 MONTROSE AVE, NASHVILLE, TN 37204

Tennessee Certification of Electronic Document

I, SALLY Jo SMITH, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Sally Jo Smith
Signature

State of PENNSYLVANIA
County of ALLEGHENY

Personally appeared before me, Katie Peterson, a notary public for this county and
Notary's Name

state, Sally Jo Smith, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Katie Peterson
Notary Signature

MY COMMISSION EXPIRES: 7-18-21

NOTARY'S SEAL

Commonwealth of Pennsylvania
Notarial Seal
KATIE PETERSON - Notary Public
ALLEGHENY TWP, ALLEGHENY COUNTY
My Commission Expires Jul 18, 2021

(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).