Karen Johnson Davidson County
Batch # 1238744 DEEDWARR
02/20/2025 10 43 27 AM 4 pgs
Fees $22 00 Taxes $0 00
20250220-0012113

RECORDING REQUESTED AND PREPARED BY.

LORENA RAY
The Ray Group
43385 Business Park Drive Suite 150
Temecula, California 92590
9512960785

WHEN RECORDED, MAIL TO
AND MAIL TAX STATEMENTS TO NEW OWNER·

Jason Myles Steffen and Kristina Rozaly Steffen, TR
28943 Cumberland Rd
Temecula, CA 92591

APN: 03213001600 *SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE*

GRANT DEED TO A REVOCABLE TRUST

The undersigned Grantors declare that this conveyance transfers Grantors' interest to Grantors' revocable living trust for zero ("0") consideration
This conveyance transfers an interest into or out of a Living Trust, R & T §11930
Documentary Transfer Tax is $0.00

☒ City of Nashville

☐ Unincorporated Area of _____

JASON MYLES STEFFEN and KRISTINA ROZALY STEFFEN, husband and wife, the GRANTORS,

HEREBY GRANT TO

JASON MYLES STEFFEN and KRISTINA ROZALY STEFFEN, as co-Trustees of THE STEFFEN LIVING TRUST, U/A dated September 27, 2023, the GRANTEE,

All of THAT PROPERTY situated in the County of Davidson County, State of Tennessee, more commonly known as 4208 Winterbrook Rd., Nashville, TN 37207; which property is bounded and described as set forth in Exhibit "A" (attached hereto and incorporated herein by reference).

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

February 10, 2025

JASON MYLES STEFFEN

KRISTINA ROZALY STEFFEN

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On February 10, 2025, before me, Tina Wallace, a Notary Public, personally appeared JASON MYLES STEFFEN and KRISTINA ROZALY STEFFEN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TINA WALLACE
Notary Public - California
Riverside County
Commission # 2504642
My Comm Expires Nov 16, 2028

Tina Wallace

Notary Public Signature

Notary Public Seal

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Section 1, Timbertrail Subdivision of record in Plat Book 5200, Page 205, 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 Kristina Steffen and Jason Steffen, wife and husband by warranty deed in Instrument No. 20231031-0084919 Registrer's Office for Davidson County, Tennessee, dated October 23, 2023 and recorded on October 31, 2023.

and more commonly known as 4208 Winterbrook Rd, TN 37207.

TAX PARCEL NUMBER: 03213001600

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0 .

Affiant

Subscribed and sworn before me, this 27 day of January, 2025.

Notary

TINA WALLACE
Notary Public - California
Riverside County
Commission # 2504642
My Comm. Expires Nov 16, 2028