Karen Johnson Davidson County
Batch# 1438187 DEEDWARR
06/25/2026 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,513.30
20260625-0057487

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

State of Tennessee
County of Sumner

The actual consideration or value, whichever is greater for this transfer is: $409,000

_____ Affiant
Signature

Subscribed and sworn to before me on this the 24th Day of June 2026

_____
Notary Public
My Commission expires 01/30/29

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029

NAME AND ADDRESS OF PROPERTY OWNER:
John Park
6064 Port Anadarko Trail
Hermitage, TN 37076

SEND TAX BILLS TO:
CrossCountry Mortgage, LLC
2160 Superior Ave
Cleveland, OH 44114

MAP AND PARCEL NUMBER: 098 05 0 080.00

WARRANTY DEED
26NT01277

Effective the 24th Day of June, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,
Roberta A. Steinmetz, widow, as surviving tenant by the entirety
Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto
John Park, unmarried man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No. 204 on the Plan of Lake Park Subdivision, Section 13, of record in Plat Book 4955, page 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Albert W. Steinmetz and wife, Roberta A. Steinmetz by Deed from Jeffrey W. Vallett and wife, Gina C. Vallett as recorded 12/18/1989 in Book 8006 at Page 420 as Document NA. Albert W. Steinementz died 03/27/2026, leaving Roberta A. Steinmetz as surviving tenant by the entirety.

Commonly Known As: 6064 Port Anadarko Trl, Hermitage, TN 37076-3152

Tax ID: 098 05 0 080.00

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 24 day of June, 2026

Roberta A. Steinmetz

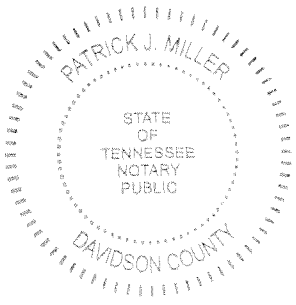
Roberta A. Steinmetz

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **Roberta A. Steinmetz**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 7/3/28



Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/24/2026 (**date of document**).

Affiant Signature

6/24/26

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 24th day of June, 2026.

Notary's Signature
My Commission Expires:

