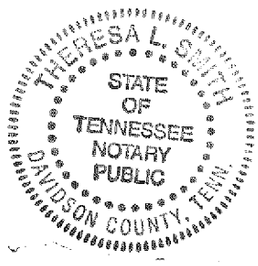
Karen Johnson Davidson County
Batch# 1440980 DEEDWARR
07/01/2026 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,602.10
20260701-0059575

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED THIRTY THREE THOUSAND AND 00/100 (433,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 9-7-26

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
VICTORIA STEUNEBRINK AND DAVID STEUNEBRINK (NAME)	**MOVEMENT MORTGAGE** (NAME)	**119 08 0 060.00**
3403 HOPKINS STREET NASHVILLE, TN 37215 (ADDRESS)	**8024 CALVIN HALL ROAD INDIAN LAND, SC 29707** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 26th day of June, 2026, the undersigned, **LOUISE M. DEEB AND EDWARD G. DEEB, JR., WIFE AND HUSBAND**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **VICTORIA STEUNEBRINK, AN UNMARRIED WOMAN, AND DAVID B. STEUNEBRINK, A MARRIED MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **720 CAMEO DRIVE, NASHVILLE, TN 37211** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of BATTLE WOOD, SECTION ONE, as of record in Book 1835, Page 31, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Louise M. Deeb and Edward G. Deeb, Jr., husband and wife, by Warranty Deed from Jonah H. Steven, married, of record in Instrument No. 20220325-0034830, in the Register's Office of Davidson County, Tennessee, dated March 11, 2022 and recorded on March 25, 2022.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 24th day of June, 2026.

GRANTOR: Louise M. Deeb

Louise M Deeb

ENC1 MICHELE M. SEIFERT COMM. # 2472567 NOTARY PUBLIC - CALIFORNIA ORANGE COUNTY My Comm. Expires November 18, 2027 ENC1

STATE OF CALIFORNIA)
COUNTY OF Orange)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Louise M. Deeb**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 24th day of June, 2026.

ENC1 MICHELE M. SEIFERT COMM. # 2472567 NOTARY PUBLIC - CALIFORNIA ORANGE COUNTY My Comm. Expires November 18, 2027 ENC1

Michele M. Seifert
Notary Public Michele M. Seifert

Nov 18, 2027
My Commission Expires

GRANTOR: Edward G. Deeb, Jr.
By: Louise M. Deeb, his Attorney-In-Fact

Edward G Deeb Jr by Louise M Deeb his attorney in fact

STATE OF CALIFORNIA)
COUNTY OF Orange)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Power of Attorney for **Edward G. Deeb, Jr.**, of record in the Davidson County Register of Deeds as Instrument and/or Book / Page Number 202607010059574, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of Edward G. Deeb, Jr. the within named Grantor, an Individual residing in the state of CA, and that they in such capacity as Authorized Power of Attorney executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Grantor as Authorized Power of Attorney.

WITNESS my hand, at office, on this 24th day of June, 2026.

ENC1 MICHELE M. SEIFERT COMM. # 2472567 NOTARY PUBLIC - CALIFORNIA ORANGE COUNTY My Comm. Expires November 18, 2027 ENC1

Michele M. Seifert
Notary Public Michele M. Seifert

Nov 18, 2027
My Commission Expires

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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.

Affiant
Date: June 30, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30 day of June, 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

THERESA L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.