Karen Johnson Davidson County
Batch# 1468794 DEEDWARR
09/04/2026 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,627.63
20260904-0082451

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 7/14/2030

(AFFIX SEAL)

COUNTY OF DAVIDSON SUSAN L. HEINRICH STATE OF TENNESSEE NOTARY PUBLIC

Y-AA-26-4844

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paola S. Retamozo and Sean P. Vinas	**Same as New Owner's**	
(NAME)	(NAME)	
4844 Peninsula Pointe Dr.		**097-16-0A-081.00-CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL STEINES AND ABIGAIL STEINES, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAOLA S. RETAMOZO, AN UNMARRIED PERSON, AND SEAN P. VINAS, AN UNMARRIED PERSON, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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.

Being the same property conveyed to Brian D. Steines and Crystyl C. Steines, husband and wife Daniel Steines, tenants in common with rights of survivorship by Warranty Deed from Patrick E. Defrancesco and Elizabeth C. Defrancesco, husband and wife of record in Instrument No. 20170221-0017041 Register's Office for Davidson County, Tennessee, dated February 17, 2017 and recorded on February 21, 2017.

Being the same property conveyed to Daniel Steines and Abigail Steines, husband and wife as joint tenants by Quitclaim Deed from Brian D. Steines and Crystyl C. Steines, husband and wife and Daniel Steines married to Abigail Steines of record in Instrument No. 20210203-0015422 Register's Office for Davidson County, Tennessee, dated September 10, 2020 and recorded on February 03, 2021.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 854, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 841, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9654, Page 693, Book 9754, Page 35, Book 9977, Page 359, Book 10333, Page 219, Book 11258, Page 85, Book 10453, Page 287 and Book 9943, Page 908, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 10973, Page 39, Book 11181, Page 371, amended in Instrument No. 20000822-0083193 and in Instrument No. 20030313-0033780, In the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 3910, Page 247, Book 3975, Page 452, Book 3852, Page 639, and in Instrument No. 20010418-0038172, In the Register's Office for Davidson County, Tennessee.
- Easement for Cemetery of record in Book 342, Page 600, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA of record in Instrument Number 20010328-0029698 and Book 10693, Page 726, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4844 Peninsula Pointe Dr., Hermitage, Tennessee 37076**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against 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 my/our hand(s) this the 28 DAY OF AUGUST, 2026.

Daniel Steines

Abigail Steines

STATE OF Arkansas

COUNTY OF Benton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL STEINES, the within named bargainor, 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 official seal, this the 28 of August, 2026.

Notary Public
My Commission Expires: 04/02/2031
(SEAL)

CASEY R THACKER
Notary Public - Arkansas
Benton County
Commission # 12713747
My Commission Expires Apr 2, 2031

STATE OF Arkansas

COUNTY OF Benton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ABIGAIL STEINES, the within named bargainor, 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 official seal, this the 28 of August, 2026.

Notary Public
My Commission Expires: 04/02/2031
(SEAL)

CASEY R THACKER
Notary Public - Arkansas
Benton County
Commission # 12713747
My Commission Expires Apr 2, 2031

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Stephanie Woodall, 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 08/31/2026.

Date

Stephanie Woodall

Affiant Signature

08/31/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of August, 2026.

Notary's Signature

My Commission Expires: 7/14/2030

Date

Notary's Seal (if on paper)

