This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood. TN 37027

LESLIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 405953 DEEDWARR
05/27/2020 09:22:30 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20200527-0054288

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $315,000.00.

Affiant

Subscribed and sworn before me this the 22 day of May, 2020.

Notary Public
My commission expires:

June 21, 2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kristen Marleau Porter and George Douglas Porter, Jr. 3613 Coles Branch Dr. Antioch, TN 37013	New Owners	173-16-0A 089.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL STANLEY ROZENBOOM AND CATHERINE ELIZABETH ROZENBOOM, TRUSTEE(S) OF THE MICHAEL STANLEY ROZENBOOM AND CATHERINE ELIZABETH ROZENBOOM LIVING TRUST DATED MARCH 21, 2019, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KRISTEN MARLEAU PORTER AND GEORGE DOUGLAS PORTER, JR., WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 182, Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1, as shown by plat of record in Instrument No. 200302130020016 and as corrected in Instrument Nos. 200303310042208 and 200311200169641, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Michael Stanley Rozenboom and Catherine Elizabeth Rozenboom, Trustees of the Michael Stanley Rozenboom and Catherine Elizabeth Rozenboom Living Trust dated March 21, 2019, and any amendments thereto, by deed from Michael Stanley Rozenboom and Catherine Elizabeth Rozenboom, Husband and Wife, dated 03/21/2019, of record in Instrument No. 20190408-0031464, said Register's Office.

Also being the same property conveyed to Michael Stanley Rozenboom and Catherine Elizabeth Rozenboom, husband and wife, by deed form Asif Letherwala, married, joined by his wife, Urooj Abbasi, dated 01/31/2006, of record in Instrument No. 20060203-0014028, as corrected in Instrument No. 20160310-0023067, Instrument No. 20180911-0090013, and Instrument No. 20190911-0090158, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3613 Coles Branch Dr., Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 21st day of May, 2020.

The Michael Stanley Rozenboom and Catherine Elizabeth Rozenboom Living Trust dated March 21, 2019

BY: _____
Michael Stanley Rozenboom, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael Stanley Rozenboom, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged herself to be the TRUSTEE of the within named bargainor, The Michael Stanley Rozenboom and Catherine Elizabeth Rozenboom Living Trust dated March 21, 2019, and that she, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the The Michael Stanley Rozenboom and Catherine Elizabeth Rozenboom Living Trust dated March 21, 2019 by the said Michael Stanley Rozenboom as such TRUSTEE.

Witness my hand and official seal this 21st day of May, 2020.

My commission expires:



_____
Notary Public