Karen Johnson Davidson County
Batch# 1056344 DEEDWARR
10/03/2023 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20231003-0077470

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Eric Andrew Roscoe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-21-2024
(AFFIX SEAL)

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPT 21, 2024

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH23-06524

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kathryn Roscoe and Eric Andrew Roscoe 4441 Juneau Drive Hermitage, TN 37076	Modern Mtg Lending, Inc. 30070 Temecula Parkway, Ste 201 Temecula, CA 92592	075 03 0 003.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Connie K. Vanderpool, Successor Trustee of The Ernest Carlyle Koontz Living Trust dated June 3, 2014**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Eric Andrew Roscoe and Kathryn Roscoe, husband and wife**, hereinafter called the Grantees, their successors and assigns, a 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. 11 on the Plan of Tulip Grove Section I, as of record in Plat Book 3700, Page 106, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 92.0 feet on the Westerly margin of Juneau Drive and runs back between lines measuring 149.8 feet on the Northerly line and 149.75 feet on the Southerly line to a dead line in the rear measuring 92.0 feet thereon.

Being the same property conveyed to Ernest C. Koontz, Trustee of the Ernest Carlyle Koontz Living Trust, dated June 3, 2014, ("Trust Agreement") by Quitclaim Deed from Ernest C. Koontz and wife, Louise K. Koontz, of record in Instrument No. 20160222-0016806, in the Register's Office of Davidson County, Tennessee, dated February 18, 2016 and recorded on February 22, 2016.

The said Ernest C. Koontz died on April 18, 2018 testate, Pursuit to the Trust Agreement, Connie K. Vanderpool became Successor Trustee. See Probate Case #18P838, Davidson County Probate Court.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4441 Juneau Drive, Hermitage, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant

with Grantees that Grantors are lawfully seised 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 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 28th day of September, 2023

The Ernest Carlyle Koontz Living Trust dated June 3, 2014

BY: Connie K. Vanderpool Trustee
Connie K. Vanderpool, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Connie K. Vanderpool, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee for The Ernest Carlyle Koontz Living Trust dated June 3, 2014 and that she is authorized by The Ernest Carlyle Koontz Living Trust dated June 3, 2014 to execute this instrument on its behalf as such Trustee.

Witness my hand and seal at Hermitage, Tennessee, this 28th day of September, 2023.

Notary Public

My Commission Expires: 5/31/2026

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 2nd day of October, 2023

Robert L. Scruggs, Affiant — 10/2/2023 Date

State of **Tennessee**
County of **Davidson**

Sworn to and subscribed before me this the 2nd day of October, 2023

Notary's Signature

My Commission Expires 9-8-2025

