Name and Address of New Owner:
Justin Porter and Brandi Porter
5986 Monroe Xing
Antioch, TN 37013

Send Tax Bills To:
Justin Porter and Brandi Porter
5986 Monroe Xing
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1334969 DEEDWARR
10/16/2025 03:26:30 PM 5 pgs
Fees: $28.00 Taxes: $986.79
20251016-0082604

This Instrument Prepared By:
Orchard Title, LLC
7000 Central Parkway
Suite 1100
Atlanta, GA 30328

Map & Parcel No: 163-16-0A-175-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kenneth C. Brennan and Jodi Brennan, Trustees of Brennan Family Trust dated March 26, 2010**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brandi Porter and Justin Porter, wife and husband, whose legal address is 5986 Monroe Xing Antioch, TN 37013,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Unit No. 313 on the Final Plat of PHASE 3-A PROVINCETOWN, of record in Instrument No. 20060907-0110570, a revision of Instrument No. 20060824-0104715, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Kenneth C. Brennan and Jodi Brennan, Trustees of the Brennan Family Trust dated March 26, 2010, by Warranty Deed from Benjamin Siankam, unmarried, of record in Instrument No. 20151202-0121587, in the Register's Office of Davidson County, Tennessee, dated November 30, 2015, and recorded on December 02, 2015.

This is improved property known as: 5986 Monroe Xing Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of October, 2025.

Brennan Family Trust dated March 26, 2010

By: _____ (SEAL)
Kenneth C. Brennan, Trustee

By: _____ (SEAL)
Jodi Brennan, Trustee

STATE OF TENNESSEE
COUNTY OF

On this 9th day of October, 2025, before me personally appeared Kenneth C. Brennan and Jodi Brennan, Trustees of Brennan Family Trust dated March 26, 2010, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of October, 2025.

_____
Notary Signature
My commission expires:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara)

On 10/9/25 before me, Chau Tran, Notary Public
(insert name and title of the officer)

personally appeared Kenneth C. Brennan AND Jodi Brennan
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CHAU TRAN
Notary Public - California
Santa Clara County
Commission # 2499970
My Comm. Expires Oct 9, 2028

Signature _____ (Seal)

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $266,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: _____
Affiant

STATE OF TENNESSEE
COUNTY OF

Sworn to and subscribed before me this 9th day of October, 2025.

_____
Notary Signature
My commission expires:



Certificate of Authenticity

I, Holly Mason, 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 9 day of October, 2025.

Affiant Signature

10/9/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of October, 2025

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY