Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 979246 DEEDWARR
03/10/2023 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20230310-0017421

39-B
File #23-1042

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michele Leming and Carl Compton, Jr., Trustees of the Carl and Lillian Compton Irrevocable Trust dated December 20, 2017**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wayne A. Borrego, Jr., an unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the First Civil District of Davidson County, Tennessee, Being all of Unit Number 705, Old Hickory Common, Sections Two and Three, a Planned Unit Development, as shown on the Restated Declaration of Covenants, Conditions and Restrictions ad Master Deed for old Hickory Commons, filed for record as instrument number 20081117-0113467 and amended in Instrument Number 20130322-0028759, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Carl Compton and Lillian Compton, husband and wife, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20160926-0100976, Register's Office for Davidson County, Tennessee, dated September 16, 2016 and recorded on September 26, 2016.

Being the same property conveyed to The Carl and Lillian Compton Irrevocable Trust, Dated December 20, 2017 by Quitclaim Deed from Carl Compton and Lillian Compton, husband and wife, of record in Instrument No. 20180122-0006537, Register's Office for Davidson County, Tennessee, dated December 20, 2017 and recorded on January 22, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1558 Sprucedale Drive, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Wayne A. Borrego, Jr. **1558 Sprucedale Drive** **Antioch, TN 37013**	New Owner	**175-02-0B-063.00**

WITNESS THE EXECUTION HEREOF this 9th day of March, 2023.

The Carl and Lillian Compton Irrevocable Trust Dated December 20, 2017

Michele Leming, Trustee
Michele Leming, Trustee

Carl Compton, Jr., TRUSTEE
Carl Compton, Jr., Trustee

State of Tennessee)
County of Davidson)

On this 9th day of March, 2023, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Michele Leming and Carl Compton, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Trustees of The Carl and Lillian Compton Irrevocable Trust Dated December 20, 2017, that they are authorized by the maker to execute this instrument, and that they have executed this instrument on behalf The Carl and Lillian Compton Irrevocable Trust Dated December 20, 2017 as Trustees.

Notary Public

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3/3/26

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 275,000.00.**

Affiant

Sworn and subscribed before me on this the 9th day of March, 2023.

Notary Public

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11 19/2025
COUNTY OF WILLIAMSON

My Commission Expires: 11/19/2025

Certificate of Authenticity

I, Joshua A. Terry, 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 3/9/2023.

Affiant Signature

3/10/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/10/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON