Karen Johnson Davidson County
Batch# 1075608 DEEDWARR
11/28/2023 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20231128-0091712

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me, this 22 day of November, 2023.

Notary Public

My commission expires: 9-8-2025

(Notary Stamp)

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

SPECIAL WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Alexandria Paige Compton and Jacob P. Compton	InterLinc Mortgage	161-16-0A-007.00-CO
113 Shadow Glen Drive	5875 N. Sam Houston Pkwy W Suite 300	
Nashville, TN 37211	Houston, TX 77086	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

John Huser, Texas A&M Foundation, Trustee of the Mark and Melanie Pool Charitable Remainder Unitrust Dated August 9, 2023 Melanie J Pool

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Alexandria Paige Compton and Jacob P. Compton, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 7, on the plan of Townhomes of Shadow Glen, as shown on Exhibit "A1" to the Declaration of Covenants, Conditions and Restrictions of Townhomes of Shadow Glen, a Horizontal Property Regime with Private Elements of record in Instrument No. 20040315-0029248, corrected in Instrument No. 20040317-0030572, amended in Instrument No. 20040713-0083179, Instrument No. 20040720-0086706, Instrument No. 20040720-0086707, Instrument No. 20041021-0126776, Instrument No. 20041025-0128065 and Instrument No. 20050520-0056887, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to ROBERT M. POOL, A MARRIED MAN AND MELANIE J. POOL, HIS WIFE, by deed from BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION, of record in Instrument No. 20041007-0121100, dated September 30, 2004, said Register's Office. Being further conveyed to MARK AND MELANIE POOL CHARITABLE REMAINDER UNITRUST, by quitclaim deed from ROBERT M. POOL, A MARRIED MAN AND MELANIE J. POOL, HIS WIFE, of record in Instrument No. 20230824-0066210, dated August 12, 2023, said Register's Office.

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This is improved property known as **113 Shadow Glen Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of November, 2023.

Mark and Melanie Pool Charitable Remainder Unitrust Dated August 9, 2023

BY: Texas A&M Foundation, Trustee

By: _____
John Huser
Vice President & Chief Financial Officer

STATE OF Texas
COUNTY OF Brazos

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, John Huser, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Vice President & Chief Financial Officer of Texas A&M Foundation, which is the Trustee of the Mark and Melanie Pool Charitable Remainder Unitrust, dated August 9, 2023, and that as Vice President & Chief Financial Officer of the Trustee, he is authorized by the Trust to execute the within instrument as its Trustee and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of October, 2023.

_____
Notary Public
My Commission Expires: 9/11/26

REBECCA J ASK
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 09/11/26
NOTARY ID 802817-2

Lenders Title Company File No. 23-001197-524

SP 11/2015

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on November 22,2023.

John Cobb Rochford

November 22,2023

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on November 22,2023.

Brooke Sobo

My commission expires: 9/8/26

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2026