WARRANTY DEED

Karen Johnson Davidson County
Batch# 1080609 DEEDWARR
12/11/2023 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20231211-0095473

File #23-TC-0917-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anthony Compaglia and Elizabeth Kaiser, Trustees of Kaiser Compaglia Living Trust dated April 18, 2023	Firstbank	
(NAME) 917 Knox Avenue	(NAME) 722 Columbia Ave	**118 01 0J 001.00**
(ADDRESS) Nashville, TN 37204	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROLINE EVANS J. DE GANTES AND FLORENT DE GANTES, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANTHONY COMPAGLIA AND ELIZABETH KAISER, TRUSTEES OF KAISER COMPAGLIA LIVING TRUST DATED APRIL 18, 2023** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A, Knox Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for Knox Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20070409-0041707, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Caroline Evan J. DeGantes and Florent DeGantes, wife and husband, by Warranty Deed from Matthew P. Slocum and wife, Kristen Slocum, of record in Instrument No. 20130626-0065492, in the Register's Office of Davidson County, Tennessee, dated June 24, 2013, and recorded on June 26, 2013.

The said Caroline Evans J. de Gantes is one and the same as Caroline Evan J. DeGantes.

The said Florent de Gantes is one and the same as Florent DeGantes.

This conveyance is subject to:
* Property taxes for the year 2024 and subsequent years
* Plat of W.D. Gale's Kirkwood Addition, as recorded in Plat Book 332, Page(s) 76, said Register's Office.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070409-0041707, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **917 Knox Avenue, Nashville, TN 37204**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 5th day of December, 2023.

Caroline Evans de Gantes

Caroline Evans J. de Gantes CEJ

Florent de Gantes

Florent de Gantes

STATE OF Virginia

COUNTY OF Fauquier

Before me personally appeared Caroline Evans J. de Gantes, 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 5th day of December, 2023.

Jacqueline Argelis Phillips

Notary Signature

My commission expires: 11/30/2027

Notarized online using audio-video communication

Jacqueline Argelis Phillips
REGISTRATION NUMBER
320748
COMMISSION EXPIRES
November 30, 2027

STATE OF Virginia

COUNTY OF Fauquier

Before me personally appeared Florent de Gantes, 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 5th day of December, 2023.

Jacqueline Argelis Phillips

Notary Signature

My commission expires: 11/30/2027

Notarized online using audio-video communication

Jacqueline Argelis Phillips
REGISTRATION NUMBER
320748
COMMISSION EXPIRES
November 30, 2027

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Holly Ray, 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 11/30/23.

Date

Holly Ray

Affiant Signature

11/30/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of November, 2023.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY