WARRANTY DEED

Karen Johnson Davidson County
Batch# 1306436 DEEDWARR
08/06/2025 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $7,030.00
20250806-0062475

Y-MRH-25-902

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/30/29
(AFFIX SEAL)

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Barnes Family Revocable Trust	Modern Mortgage Lending, Inc.	
(NAME)	(NAME)	
902 Waldkirch Avenue	28999 Old Town Front Street Ste. 103	**105-13-0-360.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Temecula, California 92592	
(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, **COLIN COMPAS AND BRITTANY COMPAS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRADLEY HASKINS BARNES AND ALLYCE MORGAN BARNES, CO-TRUSTEES OF THE BARNES FAMILY REVOCABLE TRUST AGREEMENT DATED JANUARY 31, 2024,** 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 part of Lot 46 on the Plan of Waldkirch, a subdivision of Lots Nos. 8 & 9 in WLB Lawrence Plan of record in Book 421, page 90, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 50 feet on the Northerly side of Waldkirch Avenue and runs back Northwardly 150.6 feet on the Westerly line and 149.5 feet on Easterly line to a 15 foot alley in the rear, on which it measures 50 feet.

Included in the above description but excluded from this conveyance is a small triangle, measuring approximately 33.78 X 2.45 X 34 feet, conveyed to Jesse J. Clark and wife, by deed from Elizabeth (Prince) Bobo of record in Book 2498, page 139, said Register's Office

Being the same property conveyed to Colin Compas and Brittany Compas, husband and wife by Warranty Deed from Nicole Suzanne Onufrey and Matthew Sean Rotondo, wife and husband of record in Instrument No. 20200929-0111930 Register's Office for Davidson County, Tennessee, dated September 28, 2020 and recorded on September 29, 2020.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 90, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 148, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Accessory Dwelling, Detached Historical of record in Instrument Number 20200205-0013224, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 2498, Page 139, in the Register's Office for Davidson County, Tennessee.
- All existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **902 Waldkirch Avenue, Nashville, Tennessee 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 22 ___ DAY OF ~~AUGUST~~ July, 2025.

Colin Compas

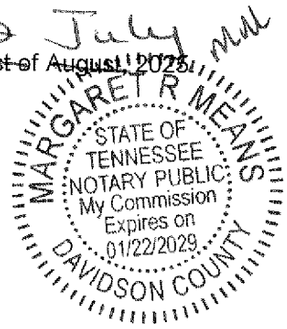
Brittany Compas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COLIN COMPAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~1st of August~~ 22 July, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRITTANY COMPAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~1st of August~~ 22 July, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



Certificate of Authenticity

I, Ryan Rafoth, 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 August 1, 2025.

Date

Affiant Signature

8 - 1 - 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of August, 2025.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY