WARRANTY DEED

Karen Johnson Davidson County
Batch# 1362099 DEEDWARR
12/29/2025 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $15,725.00
20251229-0102954

File No. PA-25-9499

STATE OF TENNESSEE
COUNTY OF DAVIDSON 38613

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2025

Notary Public

MY COMMISSION EXPIRES: 8/28/29
(AFFIX SEAL)

MICHAEL R HOUBRE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Compton, III, Trustee of William E. Compton, III Revocable Trust	Ozarks Federal Credit Union	
(NAME) 605 Brook Hollow Road	(NAME) 2 E Columbia St	115-11-0-062.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Farmington, MO 63640	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Safe Harbor Construction, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William E. Compton, III, Trustee of William E. Compton, III Revocable Trust, dated October 20, 2023**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 293 on the Plan of West Meade Farms, Inc., Section "L", of record in Plat Book 2133, Page 53, Register's Office for Davidson County, Tennessee.

Said Lot 293 fronts 123.2 feet on the westerly side of Brook Hollow Road and runs back 316.1 feet on the northerly line and 317.2 feet on the southerly line, to a dead line, measuring 135.3 feet thereon.

Being the same property conveyed to Safe Harbor Construction, LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Financial, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240516-0036475, Register's Office for Davidson County, Tennessee, dated May 15, 2024 and recorded on May 16, 2024.

This is property more commonly known as 605 Brook Hollow Road, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 19 day of December, 2025.

Safe Harbor Construction LLC, a Tennessee Limited Liability Company

By: _____
Christopher Ooten, Member

STATE OF TENNESSEE
COUNTY OF Knox

Before me, the undersigned, of the state and county mentioned, personally appeared Christopher Ooten, Member of Safe Harbor Construction LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Safe Harbor Construction LLC, the within named bargainor, a Limited Liability Company, and that such Christopher Ooten, Member of Safe Harbor Construction LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Knoxville, this 19 day of December, 2025.

_____
Notary Signature

Printed Name: Michael R Houbre

My commission expires: 8/28/2029

MICHAEL R HOUBRE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Tennessee Certification of Electronic Document

I, George Mudter, 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 12/19/25 (date of document).

Affiant Signature

12/23/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

