WARRANTY DEED

Karen Johnson Davidson County
Batch# 1365143 DEEDWARR
01/05/2026 01:00:30 PM 4 pgs
Fees: $23.00 Taxes: $4,810.00
20260105-0000371

File #25-TL-0917-C

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF December, 2025.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

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)
Scott Goldman	**Pinnacle Bank, a Tennessee Bank**	
(NAME)	(NAME)	**118 01 0J 001.00**
917 Knox Avenue	**21 Platform Way South, Suite 2300**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Nashville, TN 37203**	
(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,

ANTHONY COMPAGLIA AND ELIZABETH KAISER, TRUSTEES OF KAISER COMPAGLIA LIVING TRUST DATED APRIL 18, 2023,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

SCOTT GOLDMAN, A MARRIED PERSON,

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 No. 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 Anthony Compaglia and Elizabeth Kaiser Trustees Of Kaiser Compaglia Living Trust Dated April 18, 2023, by Warranty Deed from Caroline Evans J. De Gantes And Florent De Gantes, Wife And Husband, of record in Instrument No. 20231211-0095473, in the Register's Office of Davidson County, Tennessee, dated December 05, 2023 and recorded on December 11, 2023.

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.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W.D. GALE'S KIRKWOOD ADDITION, as recorded in Plat Book 332, Page(s) 76.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070409-0041707.
* Charter for Knox Avenue Townhomes Association, Inc recorded as Instrument No. 20140604-0048598.
* As to the Owner's Policy of Title Insurance: Liability under this policy is presently limited to the purchase price of the land, but will increase to include the actual cost of improvements erected thereon, in good faith and fully paid for, not to exceed the face amount of the policy.
* As to the Lender's Policy of Title Insurance: Pending the full disbursement of the proceeds of the loan secured by the deed of trust described in Schedule A hereof, this policy insures that amount actually disbursed at the date hereof and the amount of any future disbursements up to the face amount of the policy made in compliance with a legally binding obligation to disburse contained in a written agreement at the date of this policy and made in good faith without knowledge or notice of any defects or claims of defect in title. Such increase in amount shall not change the date of the policy.

* 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 31 day of December, 2025.

Kaiser Compaglia Living Trust dated April 18, 2023

By: _____ - Trustee
Anthony Compaglia, Trustee

By: _____, Trustee
Elizabeth Kaiser, Trustee

STATE OF CALIFORNIA
COUNTY OF _____

On this ____ day of December, 2025, before me personally appeared Anthony Compaglia and Elizabeth Kaiser, Trustees of Kaiser Compaglia Living Trust dated April 18, 2023, 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 ____ day of December, 2025.

_____
Notary Signature
My commission expires:

See Attached
California-Compliant
Notarial Act
Signed by May Gacutan-Alferez

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco)

On 12/31/2025 before me, May Gacutan-Alferez, Notary Public
(insert name and title of the officer)

personally appeared Anthony Compaglia Elizabeth Kaiser,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NRO1 MAY GACUTAN-ALFEREZ COMM. #2389710 Notary Public - California San Mateo County My Comm. Expires Feb. 1, 2026 NRO1

Signature _____ **(Seal)**

True Copy Certification

I, **Denise Woods,** 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 this the 31 day of ~~January,~~ ~~2026.~~ December, 2025

Denise Woods
Affiant Signature
Date 1-2-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before ~~me~~ this the 2 day of January, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027