WARRANTY DEED

Karen Johnson Davidson County
Batch# 1398675 DEEDWARR
03/27/2026 03:02:30 PM 2 pgs
Fees: $13.00 Taxes: $3,577.90
20260327-0024654

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $967,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF MARCH, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES

TIM VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY, RETURN TO SAME (*unless otherwise indicated*)
Vanderpool Law, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 26-3590JRV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lesley S. Brown, Trustee of The Lesley S. Brown Trust dated May 13, 2009	Compass Mortgage, Inc	
1128 Woodvale Drive	27755 Diehl Road Ste 350	
Nashville, TN 37204	Warrenville IL 60555	131 04 0 098.00

FOR AND IN 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, WE, **KEVIN O'BRIEN AND SHANNON O'BRIEN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE LESLEY S. BROWN, AS TRUSTEE OF THE LESLEY S. BROWN TRUST DATED MAY 13, 2009** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 8 of Block No. 18 on the Plan of College Park, as of record in Book 843, Page 29, Registers Office for Davidson County, Tennessee. Said Lot No. 8 fronts 60 feet on the Northerly side of Woodvale Drive and runs back 134 feet 2 inches on the Westerly line and 132 feet 6 inches on the Easterly line, with the Westerly margin of Harcum Avenue, to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Kevin O'Brien and Shannon O'Brien, husband and wife, by Warranty Deed from Keith Kawasaki and Monique Kawasaki, husband and wife, dated July 1, 2019, and recorded July 2, 2019, of record in Instrument No. 20190702-0064485, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;(b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.
4. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 843, Page 29, of the Public Records of Davidson County, Tennessee.
5. Restrictive covenants, conditions, and easement(s) contained in instrument recorded in Book 844, Page 440, said document being amended by instruments recorded in Book 871, Page 49 and Book 1040, Page 651, all of the Public Records of Davidson County, Tennessee.
6. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.
7. Agreement for Dedication of Easement for Sanitary Sewers recorded in Book 3921, Page 608, of the Public Records of Davidson County, Tennessee.

This is improved property known as 1128 Woodvale Drive, 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 26th day of March, 2026.

Kevin O'Brien

Kevin O'Brien

Shannon O'Brien

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC — STATE OF TENNESSEE

Madison Haley Kretzer
Tennessee Notary Public
Online Notary Public
Hickman County
Commission Expires: 10/28/2026

STATE OF Tennessee

COUNTY OF Hickman

Personally appeared before me, a Notary Public of said County and State, KEVIN O'BRIEN AND SHANNON O'BRIEN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

☑ *"Personally appeared" shall mean: Personally appeared by audio-video communication*

Witness my hand and official seal at Bon Aqua (city), Tennessee (state), this 26th day of March, 2026.

Madison Haley Kretzer

Notary Public

My Commission Expires: 10/28/2026

I Lisa Allard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic I Lisa Allard, 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 March 27, 2026.

Lisa Allard March 27, 2026

Lisa Allard, Affiant

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this March 27, 2026.

JIM R. VANDERPOOL — STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 — WILLIAMSON COUNTY

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-13-2028