Karen Johnson Davidson County
Batch# 909633 DEEDQC
08/30/2022 09:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220830-0097658

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**Alice M. Bohannon, atty.**<br>**Howard Mobley Hayes & Gontarek, PLLC**<br>**2319 Crestmoor Road**<br>**Nashville, Tennessee 37215**<br>**(615) 627-4444** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is $--NONE--.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 25th day of August, 2022.<br><br>Notary Public<br>My Commission Expires: |

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

| Address of New Owners: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Patrick Henry Schipani and/or<br>Linda Moore Schipani, Trustees<br>6350 Torrington Road<br>Nashville, TN 37205 | SAME | 103-04-0-360.00 |

## QUITCLAIM DEED

**KNOW ALL PERSONS BY THESE PRESENTS,** that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Patrick Henry Schipani**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire tenant-in-common ownership interest in

the subject real property to a revocable inter-vivos (living) trust established by the Grantor and the Grantor's spouse, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Patrick Henry Schipani and/or Linda Moore Schipani, Trustees of the Patrick & Linda Schipani Living Trust, established by the Revocable Trust Agreement of Patrick Henry Schipani and Linda Moore Schipani dated August 25, 2022**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** my hand this 25th day of August, 2022.

Patrick Henry Schipani

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

WITNESS my hand and seal at office, this 25th day of August, 2022.

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires:

Notary Public

## EXHIBIT A

## Legal Description

Land lying Davidson County, Tennessee, being the easterly one-half of Lot No. 65 on the Plan of West End Annex, as of record in Book 332, page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 65 fronts 50 feet on the northerly side of Nebraska Avenue and extends back between parallel lines 158.3 feet to an alley.

This conveyance is made subject to the matters set forth in the above referenced plan of record.

Being the same property conveyed to Joseph F. Schipani, Joseph L. Schipani and Patrick H. Schipani by deed from David R. Goodwin and wife, Georganne Goodwin of record in Deed Book 7294, Page 25, Register's Office of Davidson County, Tennessee and from Joseph L. Schipani and Patrick H. Schipani, as tenants-in-common, by quitclaim deed from Joseph L. Schipani and Patrick H. Schipani, Co-Executors of the Estate of Joseph Frank Schipani of record in Book 11727, page 762, Register's Office for Davidson County, Tennessee.

Patrick H. Schipani and Patrick Henry Schipani are one and the same person.

## CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 25, 2022.

August 25, 2022
**Date**

Alice M. Bohannon
**Alice M. Bohannon**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 25th day of August, 2022.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

