Karen Johnson Davidson County
Batch# 909633 DEEDQC
08/30/2022 09:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220830-0097659

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me this 25th day of August, 2022. Notary Public 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 Number:
Patrick Henry Schipani and/or Linda Moore Schipani, Trustees 869 Bresslyn Road Nashville, TN 37205	SAME	10215004900

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, **Linda Moore Schipani**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire 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.

Linda Moore 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 Linda Moore 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.

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County Tennessee, bring lot No. 196 on the Plan of Brook Meade Section VI of record in Book 2331, pages 3 and 4, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Linda Moore Schipani by Warranty Deed from Katherine F. Young, unmarried, dated January 30, 2019, and recorded on January 31, 2019, of record in Instrument No. 20190131-0009254, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2022, and subsequent years, The Plan, with Owner's Certificate, of record in Book 2331, pages 3 and 4, said Register's Office, which Plan shows a 70 foot minimum building setback line from Bresslyn Road, and a 10 foot easement for public utility purposes along the rear line(s) of said lot.

This is improved property known as 869 Bresslyn Road, Nashville, TN 37205.

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

