BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$850,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF JANUARY, 2023. Notary Public MY COMMISSION EXPIRES: **MARCH 3, 2026** (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PATRICK HENRY SCHIPANI AND/OR LINDA MOORE SCHIPANI, TRUSTEES	**SAME**	**115-11-0-042.00**
(NAME)	(NAME)	
6350 TORRINGTON ROAD		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 961114 **DEEDWARR**
01/13/2023 11:56:14 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00
20230113-0003037

WARRANTY DEED

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, **MJM REAL ESTATE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **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, 2002,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND/OR 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. 82 on the Plan of West Meade Estates, Section One, of record in Book 2663, Page 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MJM Real Estate Investments, LLC, from Ollie Paul Renfro and Betty D. Renfro, husband and wife, by deed dated December 20, 2021, of record in Instrument No. 20211222-0169016, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 2663, Page 110 and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **6338 TORRINGTON ROAD, NASHVILLE, TN 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 13 day of January, 2023.

MJM REAL ESTATE INVESTMENTS, LLC
A Tennessee Limited Liability Company

By: Robert S. Maxwell, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Robert S. Maxwell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Managing Member of MJM Real Estate Investments, LLC, the within-named bargainor, a Tennessee Limited Liability Company and that he as such Managing Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of MJM Real Estate Investments, LLC, by himself as such Managing Member.

Witness my hand and official seal at office, this 13 day of January, 2023.

My commission expires: **March 3, 2026**



Lee A. Cohen
Notary Public