Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1195219
10/18/2024 10:21:37 AM
Fees: $18.00 Taxes: $4,366.00

Davidson County
DEEDWARR
3 pgs

20241018-0080940

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38100-03-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,180,000.00. Affiant Subscribed and sworn to before me this 15th day of October, 2024. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jesse Lemos Mylissa Lemos 6350 Torrington Road Nashville, TN 37205		Map and Parcel No.: 115 10 0 076.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Patrick Henry Schipani and 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 ("Grantors") have this day bargained and sold, and do hereby transfer and convey to Jesse Lemos and Mylissa Lemos, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6350 Torrington Road, Nashville, Davidson County, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 14th day of October, 2024.

GRANTORS:

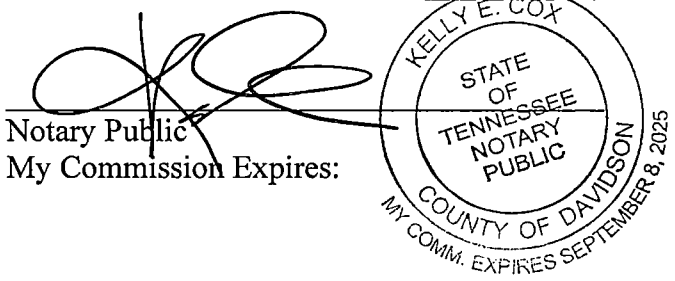
Patrick Henry Schipani, Trustee of the
Patrick & Linda Schipani Living Trust
established by the Revocable Trust Agreement of
Patrick Henry Schipani and Linda Moore Schipani dated August 25, 2022

Linda Moore Schipani, , Trustee 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patrick Henry Schipani and Linda Moore Schipani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the 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, and as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 14th day of October, 2024.



Notary Public
My Commission Expires:

EXHIBIT "A"

Land lying in the Davidson County, Tennessee, being Lot No. 79, on the Plan of SECTION ONE, WEST MEADE ESTATES, as shown on plat of record in Plat Book 2663, Page 110, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Patrick H. Schipani and Linda C. Moore, by Warranty Deed from Steven T. Anderson and wife, Janis T. Anderson, of record in Book 7656, Page 549, in the Register's Office of Davidson County, Tennessee, dated September 15, 1988 and recorded on September 20, 1988.

Being the same property conveyed to Patrick H. Schipani and wife, Linda Moore Schipani, by Quit Claim Deed from R. Garry Chaffin, Trustee and also conveyed from Patrick H. Schipani and wife, Linda Moore Schipani, of record in Book 8530, Page 766, in the Register's Office of Davidson County, Tennessee, dated January 09, 1992 and recorded on January 17, 1992.

Being the same property conveyed 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, by Quit Claim Deed from Patrick Henry Schipani and wife, Linda Moore Schipani, of record in Instrument No. 20220830-0097660, in the Register's Office of Davidson County, Tennessee, dated August 25, 2022 and recorded on August 30, 2022.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which are assumed by Grantees.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, WEST MEADE ESTATES, as recorded in Plat Book 2663, Page(s) 110.
5. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2864, Page 348, as amended in Book 4503, Page 111.