Karen Johnson Davidson County
Batch# 1271603 DEEDWARR
05/09/2025 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20250509-0036810

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-5747-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of May, 2025.

Notary Public
My Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Emily Victoria Lopiccolo 503 Old Towne Drive Brentwood, TN 37027	Dovenmuehle Mortgage PO Box 660592 Dallas, TX 75266	160 16 0C 033.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Sharon Graves, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Emily Victoria Lopiccolo, an unmarried woman** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 33, Plan of THE TERRACES AT BRENTWOOD CHASE (A REVISION OF "OLD TOWNE AT BRENTWOOD CHASE") R20 RESIDENTIAL P.U.D, as shown on plat of record in Instrument No. 20001103-0109137, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sharon Graves, by Warranty Deed from Jacqueline D. Gardner, unmarried, of record in Instrument No. 20151008-0102876, in the Register's Office of Davidson County, Tennessee, dated September 30, 2015 and recorded on October 08, 2015.

This is improved property located at: **503 Old Towne Drive, Brentwood, TN 37027**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of May, 2025.

GRANTOR:

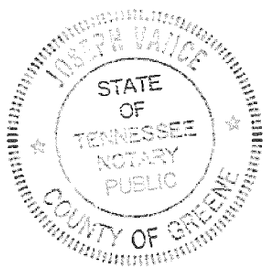
Sharon Graves

STATE OF TENNESSEE
COUNTY OF WASHINGTON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sharon Graves, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of May, 2025.

Notary Public
My Commission expires: 02/28/2026



Certificate of Authenticity

I, Joshua A. Terry, 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 5/2/25.

Affiant Signature – Joshua A. Terry

5/6/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/6/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27