Box 10-B

Karen Johnson
Batch # 1310061
08/14/2025 09:38:40 AM
Fees: $13.00 Taxes: $2,812.00

Davidson County
DEEDWARR
2 pgs

20250814-0064710

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$760,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **13TH** DAY OF **AUGUST, 2025.**

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

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 & LINDA MOORE SCHIPANI, TRUSTEES, PATRICK & LINDA SCHIPANI LIVING TRUST	**PATRICK HENRY SCHIPANI & LINDA MOORE SCHIPANI, TRUSTEES, PATRICK & LINDA SCHIPANI LIVING TRUST**	**102-15-0-051.00**
(NAME) **877 BRESSLYN ROAD**	(NAME) **6338 TORRINGTON RD.**	
(ADDRESS) **BRENTWOOD, TN 37027**	(ADDRESS) **NASHVILLE, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **WE, JENNIFER L. GEPPERT SMITH AND HUSBAND, AMOS SMITH,** 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, 2022,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND 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(s) 198, as shown on the map entitled Brooke Meade, Section 6, of record in Book 2331, page 4, 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 JENNIFER L. GEPPERT SMITH AND AMOS SMITH, MARRIED, by deed from AMANDA DEAN, AS TRUSTEE FOR THE 877 BRESSLYN ROAD TRUST, of record in Instrument No. 20151211-0124911, dated December 8, 2015, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 2331, page 4, and any and all easements, conditions and restrictions, which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **877 BRESSLYN 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 our hands this 13th day of August, 2025.

JENNIFER L. GEPPERT SMITH

AMOS SMITH

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 **JENNIFER L. GEPPERT SMITH AND AMOS SMITH,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of August, 2025.

Notary Public

My commission expires: **MARCH 3, 2026**.

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON