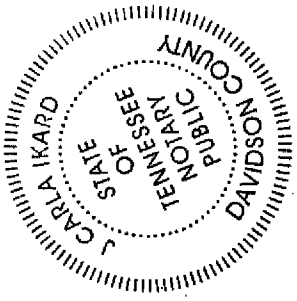
Karen Johnson Davidson County
Batch# 1322816 DEEDWARR
09/16/2025 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20250916-0073817

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-2-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1330

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Garrett William Gipson	Garrett William Gipson	127-16-0-009.00
(NAME)	(NAME)	
2409 Bellevue Manor Dr.	2409 Bellevue Manor Dr.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Ten Thousand And No/100 Dollars ($610,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEPHANIE M. COFFRINI AND STEPHEN SHRINER, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARRETT WILLIAM GIPSON, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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 No. 65 on the Plan of Bellevue Manor, as of record in Book 3600, Page 32 and 33, In the Register's Office for Davidson County, Tennessee.

Said Lot No. 65 fronts 152.50 feet on the southerly side of Bellevue Manor Drive and runs back 271.61 feet on the easterly line and 268.81 feet on the westerly line to a dead line in the rear measuring 168.90 feet.

Being the same property conveyed to Stephanie M. Coffrini, A Single Woman by Warranty Deed from Justin R. Petty and Erin M. Petty, Husband and Wife of record in Instrument No. 20220523-0059660, Register's Office for Davidson County, Tennessee, dated May 16, 2022 and recorded on May 23, 2022.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 2409 Bellevue Manor Dr., Nashville, TN 37221
(House No.) (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 12th day of September, 2025.

Stephanie M. Coffrini

Stephen Shriner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of September 20 25, before me personally appeared Stephanie M. Coffrini and Stephen Shriner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 10-31-2025 (SEAL)

ANGELA GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 09/12/2025 (date of document).

Karla I Kard
Affiant Signature

9/15/2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15th day of Septemeber, 2025.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

