Karen Johnson
Batch # 1325710
09/23/2025 09 08 55 AM
Fees $22 00 Taxes $0 00

Davidson County
DEEDWARR
4 pgs

20250923-0075758

WARRANTY DEED

THIS WARRANTY DEED, executed this day of July , 2025 , by and between the grantor,
ANTONIA D SCIPIO, an unmarried woman,

and the grantee,
ANTONIA SCIPIO, Trustee of the ADS Living Trust, dated April 16, 2025, and any amendments thereto

WITNESSETH: that for the sum of $10.00
(ten dollars and no cents)
in hand paid by the grantee, the grantor does hereby convey to the grantee, his heirs and assigns, the following tract of land situated in Davidson County, State of Tennessee, to-wit:
See Exhibit A

Commonly known as: 805 Lewis Court, Madison, Tennessee 37115
Map/Parcel ID: 51-10-O-E
Source of Title: Warranty Deed from Don O Floyd, unmarried, to Antonia D. Scipio, an unmarried woman, recorded on June 15, 2005, in Davidson County Register of Deeds office, file number 20050615-0068475

THIS CONVEYANCE is made subject to. any easements, restrictions, and rights of way appearing of record or enforceable in law and equity, and general property taxes for the year 2025 and thereafter

And the grantor will WARRANT the title against all persons whomsoever.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents the date first above written.

Signature: _____
Print Name: Antonia D. Scipio
Capacity: Grantor

Signature: _____
Print Name: _____
Capacity: _____

Signature: _____
Print Name: _____
Capacity: _____

Signature. _____
Print Name: _____
Capacity: _____

Construe all terms with the appropriate gender and quantity required by the sense of this deed

STATE OF Florida
COUNTY OF Brevard

On this 1 day of ~~July~~ August, 2025, before me personally appeared Antonia D. Scipio
_____.
to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and official seal.

Signature: _____
Print Name: Diane Martin
Title: Notary
My Commission Expires: 7-18-26

DIANE C. MARTIN
Notary Public, State of Florida
Commission# HH 289303
My comm expires July 18, 2026

Document prepared by:
Nichon Mitchell, Esq (BPR#020992)
Mitchell Legal Solutions, PLLC
P O. Box 2565
Red Oak, TX 75154
(615) 856-8565
Mail tax statements to:
Antonia D. Scipio, Trustee
5222 Outlook Drive
Melbourne, FL 32940

Return to:
Dedra Sibley, Esq.
Sibley Law & Associates, PLLC
6767 N. Wickham Rd , Suite 400
Melbourne, FL 32940
(321) 844-8694

OATH OF CONSIDERATION

STATE OF FLORIDA
COUNTY OF Brevard

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $188,500 00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

This transfer is to a Revocable Trust.

Signature of Affiant
ANTONIA D. SCIPIO
Print Name

Subscribed and sworn to before me on this 1 day of ~~July~~ August 2025.

Notary Public
Diane Martin
Print Name
My Commission Expires: 7-18-26

DIANE C. MARTIN
Notary Public, State of Florida
Commission# HH 289303
My comm expires July 18 2026

Exhibit A

Being Unit #12 on the Plan of Oakland Trace, Phase III, a De Minimis PUD, of record in Plat Book 6900, page 454, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said unit.

Being the same property conveyed to Don O. Floyd, unmarried by Deed from Jennifer L. Odom, unmarried dated October 21, 1996, recorded October 23, 1996, in Book 10234, page 209, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Easements and/or setback lines of record in Plat Book 6900, page 454, said Register's Office.

Restrictive Covenants of record in Book 6840, page 637, and Instrument No. 200106290069331, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee herein.