Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 117 04 0 198.00

Karen Johnson Davidson County
Batch # 1361001 DEEDWARR
12/23/2025 08:18 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251223-0101740

WARRANTY DEED

Property Address & New Owner:
ANDREW P. DEFILIPPIS or
THERESA A. DEFILIPPIS, Trustees of the
DEFILIPPIS REVOCABLE LIVING TRUST
2710 Belmont Boulevard
Nashville, TN 37212

Mail Tax Statement to:
Andrew P. DeFilippis
Theresa A. DeFilippis
2710 Belmont Boulevard
Nashville, TN 37212

The GRANTORS, **ANDREW DEFILIPPIS and THERESA DEFILIPPIS, husband and wife,** as tenants by the entirety, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

ANDREW P. DEFILIPPIS or THERESA A. DEFILIPPIS, Trustees of the DEFILIPPIS REVOCABLE LIVING TRUST, dated December 5, 2025

The DEFILIPPIS REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Southerly 45 feet of Lot No. 1 on the Plan of Map of Victoria Place of record in Plat Book 332, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 1 front 45 feet on the Easterly side of Belmont Boulevard and runs back between parallel lines with the Northerly margin of Paris Avenue 160 feet to an alley.

Being the same property conveyed to ANDREW DEFILIPPIS and THERESA DEFILIPPIS, husband and wife, by Warranty Deed of record at Instrument No. 20200710-0075627 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to plan of record in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee, Urban Zoning Overlay of record as Metro Ordinance No. BL-2000-364, made applicable by Ordinance No.

BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee, and any and all easements and restrictions as shown of record not stated herein.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 5th day of December, 2025, by the undersigned.

ANDREW DEFILIPPIS

THERESA DEFILIPPIS

STATE OF TENNESSEE

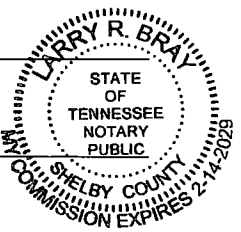
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **ANDREW DEFILIPPIS** and **THERESA DEFILIPPIS**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 5th day of December, 2025.

NOTARY PUBLIC

My Commission Expires: _____



THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: _____

