Karen Johnson Davidson County
Batch# 1363148 DEEDQC
12/30/2025 03:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251230-0103903

THIS INSTRUMENT PREPARED BY:

Alice M. Bohannon, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 18th day of December, 2025.

Notary Public
My Commission Expires: _____

EMILY HARVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-11-2028

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Patrick Henry Schipani and/or Linda Moore Schipani, Trustees 6350 Torrington Road Nashville, TN 37205	SAME	115 07 0 034.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Linda Moore Schipani,** hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust, hereby remises, releases and quitclaims all of the

Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **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**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 18th day of December, 2025.

Linda Moore Schipani

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda Moore Schipani, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of December, 2025.

My Commission Expires: _____

Notary Public

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

EXHIBIT A

Legal Description

Land lying in the Davidson County, Tennessee and more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of BROOK MEADE, SECTION I of record to in Plat Book 2133, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Linda Moore Schipani by deed from Integra Connect, LLC, a Tennessee limited liability company, of record in Instrument No. 20251229-0102529 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said 2025 the taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor 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.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 December 18, 2025.

12/30/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30th day of December, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

