Karen Johnson Davidson County
Batch# 1441934 DEEDWARR
07/02/2026 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20260702-0060081

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $550,000 00

Affiant

Subscribed and sworn to me on 06/ 24 /26

NOTARY PUBLIC

My Commission Expires 9/16/29

MYRA MILLER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES SEPTEMBER 16, 2029

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2206 Abbott Martin Road, Suite 201
Nashville Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL #
Bonnie L. Shelley Marilyn Jill Copeland 6024 Manor Place Brentwood, TN 37027	New Owner	160 12 0 194.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jay A Gagne, a married person, and Nicole Gagne-Pennisi, a married person, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Bonnie L. Shelley, unmarried, and Marilyn Jill Copeland, unmarried, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No. 223 on the REVISED PLAN OF HEARTHSTONE, PHASE 6, as of record in Plan Book 6900, Pages 254 and 255, Register's Office for Davidson County, Tennessee, to which plan reference is hereby make for a more complete description

Being the same property conveyed to Jay A Gagne and Nicole Gagne-Pennisi, by Executor's Deed from Jay A Gagne, the appointed personal representative in the Last Will and Testament of Charlene Whalen Oakley, of record in Instrument No 20231114-0088740, in the Register's Office of Davidson County, Tennessee, dated October 27, 2023 and recorded on November 14, 2023.

Being the same property conveyed to Charlene W Oakley, Married, by Warranty Deed from David A. Brooks and Wife, Cathy S. Brooks, of record in Instrument No. 20030324-0038472, in the Register's Office of Davidson County, Tennessee, dated March 18, 2003 and recorded on March 24, 2003. The said Charlene W Oakley died June 12, 2023, testate, devising subject property to Jay A. Gagne and Nicole Gagne-Pennisi, devisees of the last will and testament of Charlene W Oakley. See Probate Case No. 23P-1663, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) Also see Order of Probate Only for Muniment of Title recorded in Instrument No. 20231114-0088738 and Last Will recorded in Instrument No. 20231114-0088739, in the Register's Office of Davidson County, Tennessee.

Grantors warrant that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This is improved property known as 6024 Manor Place, Brentwood, Tennessee 37027.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 my hand and official seal on 06/16/2026.

Jay A. Gagne

STATE OF Virginia
COUNTY OF Chesapeake

On 06/16/2026, before me personally appeared Jay A. Gagne, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 06/16/2026

April Ridley-Cutts
NOTARY PUBLIC

April Ridley-Cutts
REGISTRATION NUMBER
00358833
COMMISSION EXPIRES
July 31, 2029

My Commission Expires: 07/31/2029

Notarized remotely online using communication technology via Proof.

Witness my hand and official seal on 06/17/2026.

Nicole Gagne-Pennisi

STATE OF Virginia
COUNTY OF Roanoke City

On 06/17/2026, before me personally appeared Nicole Gagne-Pennisi, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein 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 on 06/17/2026.

Katherine Ann Marin
NOTARY PUBLIC

KATHERINE ANN MARIN
REGISTRATION NUMBER
7716208
COMMISSION EXPIRES
November 30, 2028

My Commission Expires: 11/30/2028

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, L. Garrett Anglin, 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 6/24/26.

Date

Affiant Signature

7/1/26

Date

State of TENNESSEE

County of RUTHERFORD

Sworn to and subscribed before me this 1 day of July, 20 24.

Notary's Signature

My Commission Expires: 9/16/29

Date

Notary's Seal (if on paper)

MYRA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 16, 2029