Karen Johnson Davidson County
Batch# 444072 DEEDWARR
07/27/2020 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20200727-0081886

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2020060031

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $570,000.00

Sworn to and subscribed before me this 23rd day of July, 2020.

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Nicholas Cicciari 904 Stone Box Court Brentwood, TN 37027	New Owner	160-11-0B-008.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Paul V. Grome and Nina Grome, husband and wife** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nicholas Cicciari and Samantha Cicciari husband and wife** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Plat of Stone Box Creek of record in Plat Book 6900, Page 103 and Surveyors Certificate of Correction of record in Book 7048, Page 81, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul V. Grome and Nina Grome, husband and wife by Warranty deed from Donald S. Branum and wife, Jackie T. Branum of record in Instrument No. 20160606-0056546 Register's Office for Davidson County, Tennessee, dated June 03, 2016 and recorded on June 06, 2016.

This is improved property known as **904 Stone Box Court, Brentwood, TN 37027.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 22nd day of July, 2020.

X _____
Paul V. Grome

X _____
Nina Grome

STATE OF Kentucky

COUNTY OF Boone

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Paul V. Grome and Nina Grome, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2020.

_____
Notary Public

MELISSA J FREKING
Notary Public-State at Large
KENTUCKY - Notary ID # 589114
My Commission Expires 11-19-2021

True Copy Certification

I, **Jennifer Pennell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

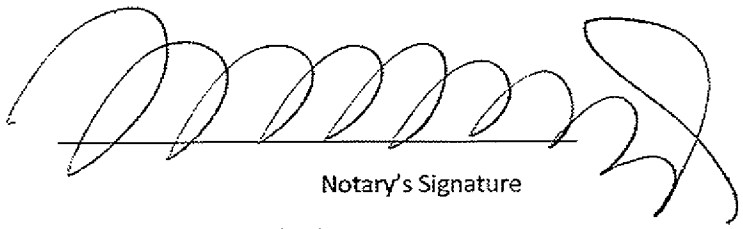


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

