WARRANTY DEED

Karen Johnson Davidson County
Batch# 692514 **DEEDWARR**
08/06/2021 01:16:59 PM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20210806-0106345

File No. AT-21-988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2021

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Ciciarelli and Christina M. Ciciarelli	Quicken Loans, LLC	
(NAME)	(NAME)	
920 Crescent Hill Road	1050 Woodward Ave.	083-07-0-242.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Detroit MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Mark A. Mingrone and Lisa M. Mingrone, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christina M. Ciciarelli and Mark Ciciarelli, wife and husband,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 51 on the Plan of Roselawn, in of record in Book 2133, page 1, Register's Office for said County. Said lot No. 51 fronts 76.9 feet on the southwesterly side of Crescent Hill Road, and runs back between lines 238.3 feet on line northwesterly line and 180.5 feet on the southeasterly line to a dead line in the rear on which it measures 101 feet.

Being the same property conveyed to Mark A. Mingrone and Lisa M. Mingrone by Warranty deed from Raymond Earl Denton and Donald Wayne Denton of record in Instrument No. 20031016-0153485 Register's Office for Davidson County, Tennessee, dated October 10, 2003 and recorded on October 16, 2003.

This is property more commonly known as 920 Crescent Hill Road, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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/our hand this 30th day of July, 2021.

Mark A. Mingrone

Lisa M. Mingrone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2021, before me personally appeared Mark A. Mingrone and Lisa M. Mingrone, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of July, 2021.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024