Name and Address of New Owner:
Emily McConnell
5336Roxborough Pass
Hermitage, TN 37076

Send Tax Bills To:
Success Mortgage Partners
1200 S. Sheldon Road
Plymouth, MI 48170

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 736197 DEEDWARR
10/14/2021 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20211014-0137988

Map & Parcel No: 098-02-0-050.00

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Dianne Cicchinelli, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Emily McConnell, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee :

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Final Subdivision Plan, Phase II-A, Roxborough East Subdivision, of record in Plat Book 7900, Page 390, amended in Book 8250, Page 359, 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 Dianne Cicchinelli and James A. Cicchinelli, wife and husband, by Warranty Deed from John K. Lemon and Christy L. Lemon, husband and wife, of record in Instrument No. 20151029-0109969 Register's Office for Davidson County, Tennessee, dated October 27, 2015 and recorded on October 29, 2015. (Value of consideration shown in aforementioned deed $214,411.00.) The said James A. Cicchinelli having since died leaving Dianne Ciccinelli surviving tenant by the entirety.

Being also known as 5336 Roxborough Pass, Hermitage, Tennessee 37076.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of October, 2021.

Dianne Cicchinelli (SEAL)
Dianne Cicchinelli

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dianne Cicchinelli, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of October, 2021.

SARAH LILE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $360,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
5th day of October, 2021.

Notary Public
My commission expires:

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2022 WILSON COUNTY

File No. GNT-21-1861

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 10/5/21.

Date

Affiant Signature

10/5/21

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 5th day of Oct, 2021.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

