(1)

Prepared by:
Record and Return to:
Chapman & Associates Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Fidelity Residential Solutions
120 Longwater Drive Suite 106
Norwell, MA 02061
852004 6069-004282

Karen Johnson Davidson County
Batch# 742148 DEEDWARR
10/25/2021 08:57:22 AM 3 pgs
Fees: $18.00 Taxes: $2,701.00

20211025-0142679

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 730,000.00

Affiant

Subscribed and sworn to before me, this the 22nd day of October, 2021.

Notary Public

My commission expires: _____
(Affix Seal)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Michael A. Frohnappel and Susan Frohnappel	NAME: New Owner
STREET ADDRESS: ~~904 Stone Box Ct~~ Brentwood, TN 37027	STREET ADDRESS:
MAP & PARCEL NO.: 160-11-0B-008.00-CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nicholas Cicciari and Samantha Cicciari, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Michael A. Frohnappel and Susan Frohnappel, husband and wife,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

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

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 29 day of September, 2021.

X _____
Nicholas Cicciari

X _____
Samantha Cicciari

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Nicholas Cicciari, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 29th day of September, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires 10-2-2023

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Samantha Cicciari, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 29th day of September, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires 10-2-2023

Exhibit A

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. (Value of consideration shown in aforementioned deed $410,000.00.)

Being the same property conveyed to Nicholas Cicciari and Samantha Ciccian husband and wife by Warranty deed from Paul V. Grome and Nina Grome, husband and wife of record in Instrument No 20200727-0081886 Register's Office for Davidson County, Tennessee, dated July 23, 2020 and recorded on July 27, 2020. (Value of consideration shown in aforementioned deed $570,000.00.)

The following is for informational purposes only:
Being also known as 904 Stone Box Court, Brentwood, Tennessee 37027.