WARRANTY DEED

Karen Johnson Davidson County
Batch# 1048167 DEEDWARR
09/11/2023 10 43 12 AM 2 pgs
Fees $13 00 Taxes $2,586 30

20230911-0070967

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $699,000 00

STATE OF OHIO
COUNTY OF DELAWARE
Nancy Barnicott AFFIANT 06

SUBSCRIBED AND SWORN TO ME ON 09/08/2023

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-14-2028

ROGER RILL
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires Mar. 14, 2028

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4132

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Anthony Ciotti and Erin Ciotti		128-16-0B-076 00-CO
532 Summit Oaks Court		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Nancy L. Barnicott

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony Ciotti and Erin Ciotti, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No 76, on the plan of First Revision, Phase Four, Summit Oaks, a Planned Unit Development, as shown on plat of record in Instrument No. 20060516-0057170, Register's Office, Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Edwin Barnicott and Nancy L Barnicott, husband and wife by Warranty deed from Dalamar Homes, LLC of record in Instrument No. 20140829-0079066 Register's Office for Davidson County, Tennessee, dated August 27, 2014 and recorded on August 29, 2014 Edwin Barnicott having since died, leaving sole ownership to Nancy L Barmicott as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 532 Summit Oaks Court Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on September 6, 2023.

Nancy L. Barnicott

Nancy L. Barnicott

STATE OF OHIO

COUNTY OF DELAWARE

Personally appeared before me, a Notary Public of said County and State, Nancy L. Barnicott, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 6, 2023.

Roger Rill

Notary Public

My Commission Expires: 3-14-28

File #: 2023-4132

RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
278 Franklin Road, Suite 160
Brentwood, TN 37027

NOTARIAL SEAL
STATE OF OHIO

ROGER RILL
Notary Public, State of Ohio
My Commission Expires
March 14, 2028

WARRANTY DEED
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