Karen Johnson
Batch # 1166882
08/06/2024 09:42:25 AM
Fees: $13.00 Taxes: $2,597.40

Davidson County
DEEDWARR
2 pgs

20240806-0059746

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $702,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2024.

W. DILLON WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 4/7/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Ave. S. Suite 202, Nashville, TN 37212

File No.: NAS1322-24

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Randy G. Davis and Shelly L. Davis, husband and wife	Randy G. Davis and Shelly L. Davis, husband and wife	128-16-0B-076.00-CO
(NAME) 532 Summit Oaks Ct	(NAME) 532 Summit Oaks Ct	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Two Thousand And No/100 Dollars ($702,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANTHONY CIOTTI AND ERIN CIOTTI, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDY G. DAVIS AND SHELLY L. DAVIS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, 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 of record in Plat at Instrument No. 20060516-0057170, 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 Anthony Ciotti and Erin Ciotti, husband and wife by Warranty Deed from Nancy L. Barnicott of record in Instrument No. 20230911-0070967 Register's Office for Davidson County, Tennessee, dated September 06, 2023 and recorded on September 11, 2023.

This is improved ☒ property, known as 532 Summit Oaks Ct, Nashville, TN 37221

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this the 5th day of August, 2024.

Anthony Ciotti

Erin Ciotti

State of Tennessee
County of Davidson

On this the ____ day of August, 2024, before me personally appeared Anthony Ciotti and Erin Ciotti, 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 (or person's) fee act and deed.

Witness my hand, ~~at office~~, this 5th day of August, 2024.

Notary's Signature
My commission expires: 4/7/27

(Seal)

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY