WARRANTY DEED

Karen Johnson Davidson County
Batch# 1207106 DEEDWARR
11/20/2024 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.13
20241120-0090412

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $674,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Abby Conrady	New Owner	172-01-0A-053.00
(NAME)	(NAME)	
52 Nickleby Down		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we **Emanuele Elio Cicero and Sharon Leigh Cicero, Trustees of the Cicero joint Revocable Living Trust dated December 28, 2021 and any amendments thereto,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Abby Conrady and Ben Conrady, wife and husband,** hereinafter called the GRANTEE(S), their 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. 53 on the Revised Plan of Copperfield of record in Book 6900, pages 555 through 559, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Emanuele Cicero, an unmarried person by Warranty Deed from Jo Ann Armstrong F/K/A Jo Ann C. Andrews, unmarried, dated 12/15/2006, of record in Instrument No. 20061227-0158700, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sharon Adcock by Quitclaim Deed from Emanuele Cicero, dated 04/17/2009, of record in Instrument No. 20090626-0059585, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Emanuele Elio Cicero and Sharon Leigh Cicero, Trustees of the Cicero joint Revocable Living Trust dated December 28, 2021, and any amendments thereto by Quitclaim Deed from Emanuele Cicero and Sharon Adcock, as joint tenants with rights of survivorship, dated 12/28/2021, of record in Instrument No. 20220826-0096780, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 52 Nickleby Down, Brentwood, TN 37027
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15th day of November, 2024.

Cicero Joint Revocable Living Trust dated December 28, 2021 and any amendments thereto

By: _____
Emanuele Elio Cicero

_____
Sharon Leigh Cicero, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emanuele Elio Cicero and Sharon Leigh Cicero, Trustees of the Cicero Joint Revocable Living Trust dated December 28, 2021, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of November, 2024.

_____
Notary Public:
My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

Certificate of Authenticity

I, Ryan Lux, 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 **November 15, 2024**.

Date

Affiant Signature

November 15, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **15th** day of **November**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2025
Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY