Karen Johnson Davidson County
Batch# 1269663 DEEDWARR
05/06/2025 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20250506-0035435

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$145,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 10-11-25
(AFFIX SEAL)

JENNIFER D STACEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Southern Estates Title & Escrow, LLC, 554 Franklin Road, Suite 103, Franklin, TN 37069

File No.: 25-0028

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Merrick Mirabella and Crystal Mirabella	Merrick & Crystal Mirabella	128-10-0-117.00
(NAME)	(NAME)	
630 Hicks Road	103 Westfield Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221-1516	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Forty-Five Thousand And No/100 Dollars ($145,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **FRANCESCA GRUPPI AND JONATHAN EDWARD SCHMITZ, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MERRICK MIRABELLA AND CRYSTAL MIRABELLA, 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 Site 1 on the Plan of Stacy Square, Section 3 of record in Book 4175, Page 154, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Francesca Gruppi and Jonathan Edward Schmitz, wife and husband, by Warranty Deed from Mead G. Elias of record in Instrument No. 20210426-0055052 Register's Office for Davidson County, Tennessee, dated April 15, 2021 and recorded on April 26, 2021.

unimproved ☑
This is improved ☐ property, known as 630 Hicks Road, 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 06 day of May, 2025.

Francesca Gruppi - Francesca Gruppi

Jonathan Edward Schmitz - Jonathan E. Schmitz

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 06 day of May, 2025, before me personally appeared Francesca Gruppi and Jonathan Edward Schmitz, 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) free act and deed.

Notary Public / Jason Mosley

My Commission Expires: 03/06/2029

JASON MOSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Jennifer D. Stacey, do hereby make oath that I am a licensed attorney and/or 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 documents executed and authenticated according to law on 5-6-25.

Jennifer Stacey
Affiant

Date: 5-6-25

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn and subscribed to before me this 6 day of May, 2025.

Donna Taylor
Notary Public

My Commission Expires: 11/14/28

