This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24402-DJ

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1295382 DEEDWARR
07/09/2025 10 25 02 AM 2 pgs
Fees $13 00 Taxes $2,183 00
20250709-0053912

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $590,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of July, 2025.

Notary Public
My Commission Expires: _____

CARLIE VAN HUIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David Cicero & Emanuele E. Cicero 4901 Trousdale Dr Nashville, TN 37220	New owner	146-08-0-008

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Leslie A. LaVelle and Daniel G. LaVelle, wife and husband,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **David Cicero, unmarried and Emanuele E. Cicero, married as joint tenants with right of survivorship ,** 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 all of Lot No. 248, Section Three, Crieve Hall Estates, according to survey and plat of same appearing of record in Book 2133, page 59, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Leslie A. LaVelle and Daniel G. LaVelle, wife and husband by Warranty Deed from Laura E. Gifford, unmarried, dated June 7, 2013, recorded June 11, 2013, of record in Instrument No. 20130611-0059291, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **4901 Trousdale Drive, Nashville, TN 37220**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions, and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of July, 2025.

GRANTOR:

Leslie A. LaVelle
Signed with Stavvy

Leslie A. LaVelle

Daniel G. LaVelle
Signed with Stavvy

Daniel G. LaVelle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned electronic notary, a Notary Public of the State and County aforesaid, appeared via audio and video communication Leslie A. LaVelle and Daniel G. LaVelle with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they have electronically executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of July, 2025.

Michael Ferrence
Signed with Stavvy

Notary Public
My Commission expires: 5/ 9/2026

MICHAEL FERRENCE
State Of Tennessee Notary Public
County of Davidson
My Commission Expires May 9, 2026

Online Notary Public Notarized remotely via audio/video communication using Stavvy