This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 1305024 DEEDWARR
08/01/2025 11:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250801-0061147

New Owner:	**Send Tax Bill:**	**Map/Parcel**
MARKUS P. CICKA, Trustee PATRICIA C. CALARESE, Trustee MARKUS P. CICKA AND PATRICIA C. CALARESE JOINT REVOCABLE TRUST, dated March 16, 2021 808 Wardlaw Court Brentwood, TN 37027	CMG Mortgage, Inc. dba CMG Home 3160 Crow Canyon Road, Ste 400 San Ramon, CA 94583	181 15 0A 143.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi)].

AFFIANT

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2029

Sworn to and subscribed before me this July 8, 2025.

Notary Public

My Commission Expires: ~~EXPIRES JAN 22, 2029~~

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, MARKUS PAUL CICKA, who is one and the same as MARKUS P. CICKA, and PATRICIA CARMEL CALARESE, who is one and the same as PATRICIA C. CALARESE, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to MARKUS P. CICKA and PATRICIA C. CALARESE, Trustees of the MARKUS P. CICKA AND PATRICIA C. CALARESE JOINT REVOCABLE TRUST, dated March 16, 2021, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held

by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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.

WITNESS OUR HANDS this July 8, 2025.

By: _____
MARKUS PAUL CICKA

_____
PATRICIA CARMEL CALARESE

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 MARKUS PAUL CICKA and PATRICIA CARMEL CALARESE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this July 8, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 2/12/2029

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES FEB 12, 2029

Exhibit A

Property Description

Said property is described to wit:

Situated in Davidson County, Tennessee, being Lot No. 143 of Southpoint SP, Phase 3, of record in Instrument No. 20220926-0106612, in the Register's Office for said County, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to MARKUS PAUL CICKA and PATRICIA CARMEL CALARESE, husband and wife, by Special Warranty Deed of record from SOUTHPOINT OF TN, LLC, a Tennessee Limited Liability Company, in Instrument No. 20231204-0093436, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 808 Wardlaw Court, Brentwood, TN 37027.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 July 8, 2025 (date of document).

Signature

7/8/25
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 8 day of July 2025.

Notary Public
My Commission expires: 1/22/2029

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2029