Karen Johnson Davidson County
Batch# 497581 DEEDWARR
10/16/2020 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $3,106.58
20201016-0120839

WARRANTY DEED

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

File No. AT0007505

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $839,615.00.

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~14th~~ 16th day of October, 2020.

Notary Public

MY COMMISSION EXPIRES: OCT 20 2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linh Nguyen and Hong Tien Nguyen	New owner	
(NAME)	(NAME)	
733 Newberry Road		102-15-0-014.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jonathan D'Agostino and Jade D'Agostino, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Linh Nguyen and Hong Tien Nguyen, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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. 201 on the Plan of Brook Meade, Section VI, 8th Civil District of record in Plat Book 2331, Page (s) 3 and 4, 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 Jonathan D'Agostino and Jade D'Agostino, husband and wife by Warranty deed from Rosaland J. Melton-Patrick, a 1/2 undivided interest and Excel Builders of Tennessee, a 1/2 undivided interest of record in Instrument No. 20170110-0002702 Register's Office for Davidson County, Tennessee, dated January 04, 2017 and recorded on January 10, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 733 Newberry Road, Nashville, TN 37205

(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 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 my hand this 14th day of October, 2020.

Jonathan D'Agostino by Leslie A. Garside, as his attorney in fact

Jonathan D'Agostino by Leslie A. Garside
as his Attorney in fact

Jade D'Agostino by Leslie A. Garside, as her attorney in fact

Jade D'Agostino by Leslie A. Garside
as her Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Leslie A. Garside, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Jonathan D'Agostino, and that this instrument was executed on behalf of the said Jonathan D'Agostino for the purposes therein contained.

Witness my hand and official seal this 14th day of October, 2020.

Notary Public D Hardwick

My Commission Expires: 5/23/2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Leslie A. Garside, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Jade D'Agostino, and that this instrument was executed on behalf of the said Jade D'Agostino for the purposes therein contained.

Witness my hand and official seal this 14th day of October, 2020.

Notary Public D Hardwick

My Commission Expires: 5/23/2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

