This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13587-AP

Karen Johnson Davidson County
Batch# 719163 DEEDWARR
09/17/2021 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20210917-0125234

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $575,000.00.

Kirsten Virden
Affiant

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 13th day of September, 2021.

Rachel Marie Collins
Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Magnolia Trace Properties, LLC P.O. Box 158538 Nashville, TN 37215	New Owner	115-02-0-089

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, **Stephen P. Cascioppo and Rachelle R. Agatha, Trustees of Cascioppo/Agatha Family Trust dated December 22, 2013, Reinstated December 3, 2018,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Magnolia Trace Properties, LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), his/her/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. 179 on the Plan of Crest Meade, Section III of record in Book 2331, Page 150, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 179 fronts 120 feet on the southeasterly side of Shawnee Drive and extends back 399 feet on the northeasterly line and 456.7 feet on the southwesterly line, which is a broken line, to a dead line in the rear on which it measures 48.7 feet.

Being the same property conveyed to Stephen P. Cascioppo and/or Rachelle R. Agatha, Trustees of the Cascioppo/Agatha Family Trust, established by the Revocable Trust Agreement of Stephen P. Cascioppo and Rachelle R. Agatha dated December 22, 2013 December 3, 2018, by deed from Stephen P. Cascioppo and wife, Rachelle R. Agatha, of record in Instrument No. 20200520-0052204, Register's Office for Davidson County, Tennessee, dated May 14, 2020 and recorded on May 20, 2020. Also

This is improved property located at: **712 Shawnee Drive, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2021 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 13th day of September, 2021.

GRANTOR:

Cascioppo/Agatha Family Trust dated December 22, 2013, Reinstated December 3, 2018

By: _____
Stephen P. Cascioppo, Trustee

By: _____
Rachelle R. Agatha, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen P. Cascioppo and Rachelle R. Agatha, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Trustees of Cascioppo/Agatha Family Trust dated December 22, 2013, Reinstated December 3, 2018, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of September, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

_____
Notary Public
My Commission expires: 5/2/22

Certificate of Authenticity

I, Kirsten Virden, do hereby make oath that I am 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 9/13/2021.

Kirsten Virden
Affiant Signature

9/13/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of September, 2021..

Bria Sawyers
Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

