Karen Johnson Davidson County
Batch# 732075 DEEDWARR
10/08/2021 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20211008-0135797

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-14065-SL

STATE OF TENNESSEE,
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $499,900.00.

Affiant

TIFFANY WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Subscribed and sworn to before me, this the 5th day of October, 2021.

Notary Public
My Commission Expires: 4/30/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eric T. Agostino and Lisa Agostino 1708 Robindale Court Nashville, TN 37076	NEW OWNERS 1708 ROBINDALE COURT NASHVILLE, TN 37076	098-06-0A-223.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Kaitlyn Limbacher and Jason Limbacher, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Eric Agostino a/k/a Eric T. Agostino and wife, Lisa Agostino**, 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 Lot No. 200, on the Plan of Phase Two, Section C, Bridgewater, of record in Instrument No. 20070614-0071360, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kaitlyn Limbacher and Jason Limbacher, wife and husband, as joint tenants with right of survivorship, by Quitclaim Deed from Kaitlyn Limbacher, married, of record in Instrument No. 20190725-0073185, in the Register's Office of Davidson County, Tennessee, dated May 04, 2019 and recorded on July 25, 2019; and further being the same property conveyed to Kaitlyn Limbacher, married, by Quitclaim Deed from Cathy Davis, unmarried, and Kaitlyn Pridemore N/K/A Kaitlyn Limbacher, married, of record in Instrument No. 20190725-0073184, in the Register's Office of Davidson County, Tennessee, dated May 04, 2019 and recorded on July 25, 2019; and further being the same property conveyed to Cathy Davis and Kaitlyn Pridemore, tenants in common by Warranty Deed from Jeffrey L. Fitzpatrick and Angela M. Fitzpatrick, husband and wife, of record in Instrument No. 20160513-0047750, in the Register's Office of Davidson County, Tennessee, dated May 11, 2016 and recorded on May 13, 2016.

This is ☒ improved or ☐ unimproved property located at: **1708 Robindale Court, Nashville, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantees paying their prorated share thereof to the Grantors 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 5th day of October, 2021.

GRANTOR:

Kaitlyn Limbacher

Jason Limbacher

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kaitlyn Limbacher and Jason Limbacher, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of October, 2021.

Notary Public
My Commission expires: _____

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 OCTOBER 5, 2021.

Date

Affiant Signature

10/6/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of October, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON