WARRANTY DEED

Karen Johnson Davidson County
Batch# 813029 **DEEDWARR**
03/01/2022 12:14:13 PM 2 pgs
Fees: $13.00 Taxes: $7,030.00

20220301-0023188

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,900,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 02/28/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3152

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Austin Hobgood		115-16-0-024.00
222 Brook Hollow Road	New Owner	
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

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

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Austin C. Hobgood, an unmarried man

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 Lot No. 2 on the Plan of A Resubdivision of Lot 11 on the Map of West Meade Farms Inc, Section I of record in Plat at Instrument No. 20130206-0012282, in the Register's Office for Davidson County, Tennessee, and previously described in Book 1424, Page 47 to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen Cascioppo and Rachelle Agatha, Joint Tenancy by Warranty deed from L. & A. Holdings, Inc., a Illinois Corporation of record in Instrument No. 20180305-0020352 Register's Office for Davidson County, Tennessee, dated February 28, 2018 and recorded on March 05, 2018.

Being a portion of 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 by Quitclaim deed from Stephen P. Cascioppo and wife, Rachelle R. Agatha of record in Instrument No. 20181218-0122845 Register's Office for Davidson County, Tennessee, dated December 17, 2018 and recorded on December 18, 2018.

Being a portion of 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, as amended and restated from time to time by Quitclaim deed from Stephen P. Cascioppo and wife, Rachelle R. Agatha of record in Instrument No. 20200520-0052202 Register's Office for Davidson County, Tennessee, dated May 14, 2020 and recorded on May 20, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 222 Brook Hollow Road Nashville, TN 37205

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on February 28, 2022.

Cascioppo/Agatha Family Trust

By: _____
Rachelle Agatha, Trustee

By: _____
Stephen Cascioppo, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Rachelle Agatha and Stephen Cascioppo, Trustees of the Cascioppo/Agatha Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this February 28, 2022.

_____
Notary Public

My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2022-3152

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027