Karen Johnson Davidson County
Batch# 1259757 DEEDWARR
04/14/2025 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $3,696.30
20250414-0028100

WARRANTY DEED



File No. ML-24-8478

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $999,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2025

Notary Public

MY COMMISSION EXPIRES:

(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
Monica Eileen Caroland and Howell Philip Caroland	New Owner	
(NAME)	(NAME)	
1016A 13th Avenue South		105-01-2W-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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/we, **Jonathan D'Agostino, a married man Jenna D'Agostino Wingo, a married woman, as tenants in common with rights of survivorship,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Monica Eileen Caroland and Howell Philip Caroland , wife and husband,** 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 Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1016 13th Avenue South, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180608-0055311 and Amended in Instrument No. 202001150005609 and being shown on Plat attached thereto as Exhibit "B", 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 Jenna D'Agostino Wingo, as Tenants in Common With Rights of Survivorship by Warranty Deed from MAC Webb Construction, a Tennessee Limited Liability Company of record in Instrument No. 20200115-0005610 Register's Office for Davidson County, Tennessee, dated January 13, 2020 and recorded on January 15, 2020.

The subject property was not a marital residence of Grantors and as such is not subject to any marital or homestead interest.

This is property more commonly known as 1016A 13th Avenue South, Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 11th day of April, 2025.

JONATHAN D'AGOSTINO BY
John Hinton ATTORNEY IN FACT
Jonathan D'Agostino by John Hinton,
Attorney-In-Fact

JENNA D'AGOSTINO WINGO BY
John Hinton ATTORNEY IN FACT
Jenna D'Agostino Wingo by John Hinton,
Attorney-In-Fact

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 **John Hinton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for **Jonathan D'Agostino and Jenna D'Agostino Wingo**, and that this instrument was executed on behalf of the said **Jonathan D'Agostino and Jenna D'Agostino Wingo** for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith* at [Instrument No. 202504140028099] and Instrument No. 202504140028098] in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 11th day of April, 2025.

Notary Signature
My commission expires:

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/09/2026
DAVIDSON COUNTY

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 **April 11, 2025**.

Date

Affiant Signature

April 11, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **11th** day of **April**, 20**25**.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____

Date

Notary's Seal (if on paper)