Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(2)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 315,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2019.

Notary Public

COMMISSION EXPIRES: 1-30-22

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JANUARY 30, 2022

Karen Johnson Davidson County
Batch# 231241 DEEDWARR
05/17/2019 09:29:02 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20190517-0046581

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew David Kirkegaard	New Owner	061-11-0-030
(NAME)	(NAME)	
912 Matthews Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Allison H. Marusic, an unmarried person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew David Kirkegaard and Kelsey Lantz Kirkegaard, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property situated in Davidson County, Tennessee, being described as follows:

Being Lot No. 3 on the Plan of Curley Manor, of record in Plat book 1835, page 73, Regjster's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Allison H. Marusic, an unmarried person, by Warranty Deed from Terry West and Pam Mayo, dated October 9, 2007 and recorded in Instrument Number 20071011-0121180. Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 912 Matthews Avenue (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37216 (Postal Zip)

File No.: 1022-19
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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 our hands this 8th day of May, 2019.

Allison H. Marusic
By Robert L Scrgg. Atty in Fact
Allison H. Marusic
By: Robert L. Scruggs, Attorney in Fact

State of Tennessee

County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Robert L. Scruggs** and who, upon **his** oath acknowledged **himself** to be the Attorney-In-Fact for the within named **Allison H. Marusic** being authorized to act on behalf of said person, he executed the foregoing instrument as **his** free act and for the purposes therein contained.

WITNESS my hand and seal this 8th day of May, 2019.

Leslie C Loughlin
Commission Expires: 1/3/22

