(2)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3219

~~Matthew Kirkegaard, et al~~
~~Document to be a True Copy~~
~~Attorney~~
~~McCann & Hubbard~~

TAYLOR HUBBARD
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/26/25
COUNTY OF WILLIAMSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, ~~whichever is greater~~, for this transfer is $310,000.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2022.

Taylor Hubbard
Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 800556 DEEDWARR
02/04/2022 11:12:51 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20220204-0013214

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Matthew Kirkegaard and Kelsey Kirkegaard	**New Owner**	**061-11-0-178.00**
1003 Matthews Ave		
Nashville, TN 37216		

FOR AND IN 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 ACKNOWLEDGE, WE,

Ricky D. Lowe and Myrtie L. Lowe, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Kirkegaard and Kelsey Kirkegaard, husband and wife

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. 1 on the Plan of F.R. Shreeve Subdivision of record in Book 5190, Page 423, 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 Ricky D. Lowe and wife, Myrtie L. Lowe, by Deed, from Charles Silas Funk, as devisee under the Last Will and Testament of Basil Lee Funk, deceased, of record in Book 8944, Page 957, dated April 29, 1993, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 5190, Page 423, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1016 Curdwood Boulevard, Nashville, TN 37216

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 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(s) this 31st day of January, 2022

Ricky D Lowe By
Myrtie Lowe
Attorney in FACT

Ricky D. Lowe by Myrtie L. Lowe, his Attorney-In-Fact

Myrtie Lowe

Myrtie L. Lowe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Myrtie L. Lowe, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2022.

My commission expires: 11-5-2024

A. Scott Hubbard

Notary Public

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Myrtie L. Lowe,, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Ricky D. Lowe, for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for Ricky D. Lowe, and is authorized by Ricky D. Lowe to execute this instrument on his behalf.

Witness my hand, at office, this 31 day of January, 2020.

My Commission Expires: 11-5-2024

A. Scott Hubbard

Notary Public

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

File #: **21-951**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027