Karen Johnson Davidson County
Batch# 1004292 DEEDWARR
05/17/2023 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,941.50
20230517-0036961




(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF Williamson**

The actual consideration or value, whichever is greater, for this transfer is $795,000.00

Affiant

Subscribed and sworn to before me, this 17 day of May, 2023.

Notary Public

My commission expires: 3/17/2024

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

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Edward Cook McKell, Kimberly Jane McKell, and Elizabeth Grace McKell** | **New Owner** | **061-14-0-094.00** |
| **3803 Hilltop Avenue** | | |
| **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,

**Matthew Kirkegaard, a married man**

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

**Edward Cook McKell and Kimberly Jane McKell, husband and wife, and Elizabeth Grace McKell**

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. 5 on the Plan of Baxter Heights of record in Plat Book 2083, Page 94, 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 all of the property conveyed to Matt Kirkegaard, a married man, by deed from Donna Jean Roberts, a single woman, of record in Instrument No. 20220204-0013219, dated January 28, 2022, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
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 2083, Page 94, Register's Office for Davidson, Tennessee.
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
Restrictive covenants contained in an instrument of record in Book 2282, Page 441, Register's Office for Davidson County, Tennessee.
Easement Order to Qwest Communications of record in Instrument No. 20120228-0017172, in the Register's Office for Davidson County, Tennessee.
Easement Order to US Sprint Communications of record in Instrument No. 20140114-0003779, in the Register's Office for Davidson County, Tennessee.
All other easements and restrictions of record.
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 3803 Hilltop Avenue, Nashville, TN 37216.

This property has never been used as the marital residence of the Grantor.

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 16 day of May, 2023.

Matthew Kirkegaard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand, at office, this 16 day of May, 2023.

My commission expires: 11-5-2024

A. Scott Hubbard
Notary Public

File #: **23-181**
**RECORD & RETURN TO:**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, A. Scott Hubbard, 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 May 16, 2023.

Date

A. Scott Hubbard

Affiant Signature

5.17.2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of May, 2023.

Wesley Blow

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

