Karen Johnson Davidson County
Batch# 1303412 DEEDWARR
07/29/2025 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20250729-0059958



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of July, 2025.

Notary Public

My commission expires:_____

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:
Kyle Kenneth Busch and Marisa Rae Rinchiuso	**United American Mtg. Corp.**	**061-11-0-038.00**
915 Virginia Avenue	**3198 Airport Loop Drive, Suite F**	
Nashville, TN 37216	**Costa Mesa, CA 92626**	

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 ACKNOWLEDGED, WE,

Matthew Kirkegaard, a married man

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

Marisa Rae Rinchiuso, a single woman, and Kyle Kenneth Busch, a single man

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 the west 50 feet of Lot No. 40 on the Plan of Maplewood Manor Subdivision of record in Book 547, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 40 fronts 50 feet on the northerly side of Virginia Avenue and runs back between parallel lines 235 feet to a dead line.

Being all of the property conveyed to Matthew Kirkegaard, a married man, by deed from Todd G. Dodson, a single man, of record in Instrument No. 20210702-0089770, dated June 29, 2021, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 547, Page 102, Register's Office for Davidson, Tennessee.
c. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
d. Sewer and Drainage Easement to Metropolitan Government of Nashville and Davidson County of record in Instrument No.20130925-0100553, in the Register's Office for Davidson County, Tennessee.
e. The rights of upper and lower riparian owners in and to the use of the waters of said Creek located on the premises and the natural unobstructed flow thereof.
f. 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 915 Virginia Avenue, 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 28th day of July, 2025.

Matthew Kirkegaard by A. Scott Hubbard, his Attorney in fact
Matthew Kirkegaard by A. Scott Hubbard, his Attorney-In-Fact

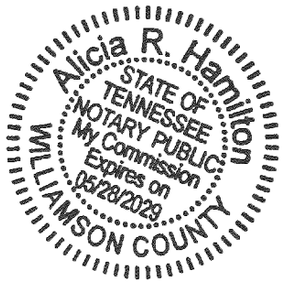
Kelsey Kirkegaard by A. Scott Hubbard, his Attorney in fact
Kelsey Kirkegaard by A. Scott Hubbard, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared A. Scott Hubbard, 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 on behalf of Matthew Kirkegaard and Kelsey Kirkegaard, for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Matthew Kirkegaard and Kelsey Kirkegaard, and is authorized by Matthew Kirkegaard and Kelsey Kirkegaard to execute this instrument on his behalf.

Witness my hand, at office, this 28th day of July, 2025.

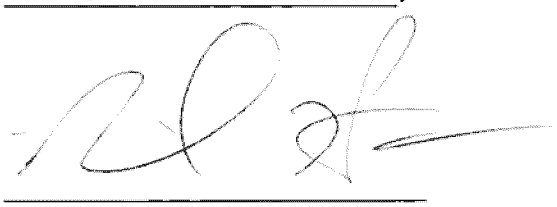
Notary Signature
My commission expires:



File #: 25-210
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Nick Harris, 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 **July 28, 2025**.



Affiant Signature

7/28/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **28** day of **July**, 20 **25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

