This instrument prepared by:
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Karen Johnson Davidson County
Batch# 676181 AFFIDAVITH
07/14/2021 09:24:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210714-0094473

GRANTEES: JUDY B. TYGARD and CHARLES R. TYGARD

Send Tax Notices to: 617 Poplar Creek Trace Ct. Nashville, TN 37221

Map Parcel Number: 141-6-B-20CO

AFFIDAVIT OF HEIRSHIP PURSUANT TO

Tennessee Code Annotated §30-2-712

For

JENNIFER BROOKS TYGARD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

After being duly sworn, the undersigned, Barbara Bovine, avers as follows:

1. My full name is Barbara Bovine, I will refer to myself in this Affidavit as the Affiant.
2. I reside at 6507 Melinda Drive Nashville, Davidson County, Tennessee.
3. I am familiar with the estate and heirs of Jennifer Brooks Tygard (deceased) having been personally familiar with the family of Jennifer Brooks Tygard and I have personal knowledge of the facts stated in this Affidavit.
4. On April 08, 2021, Jennifer Brooks Tygard died in Nashville, Tennessee. I will refer to this person as the Decedent.
5. The real property to which this Affidavit applies is located at 8179 Coley Davis Road, Nashville, Tennessee 37221 in Davidson County, Tennessee, more fully described as:

Land in Davidson County, Tennessee being Unit No. 120 of Poplar Ridge Condominiums, Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended in Tennessee Code Annotated, and as established by a Master Deed, of record in Book 11322, Page 931, amended in Book 11662, Page 988 and Book 11662, Page 993, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

For prior title, see Book 11710, Page 355 in the Register's Office for Davidson County, Tennessee.

6. At the time of Decedent's death, the Decedent resided at 8179 Coley Davis Road, Nashville, Tennessee 37221.
7. The Decedent died intestate.
8. The Decedent was unmarried with no children.
9. At the time of her death, the Decedent left surviving the following persons, as heirs or persons otherwise interested in the estate:

   Parents: Judy B. Tygard and Charles R. Tygard, both who reside at 617 Poplar Creek Trace Ct. Nashville, Tennessee 37221
10. The undersigned is aware this affidavit is made for the purpose of establishing the heirs of the Decedent and that it will be relied on by all future parties to certify proper transfer and title to the real estate described herein.
11. Executed this the 12 day of July, 2021.

Barbara Bovine

AFFIANT – Barbara Bovine

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally, before me, the undersigned, a Notary Public in and for the aforesaid state and county, **Barbara Bovine**, with whom I am personally acquainted and who after being duly sworn, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal in office this 12th day of July, 2021

Kellie Hurst

NOTARY PUBLIC

My Commission Expires: 01-08-2024

KELLIE HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY