398

WARRANTY DEED

Karen Johnson Davidson County
Batch# 864339 DEEDWARR
05/27/2022 11:46:38 AM 2 pgs
Fees: $13.00 Taxes: $1,346.80

20220527-0061867

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2022

Notary Public

MY COMMISSION EXPIRES: 7/9/22

(AFFIX SEAL)

LYDIA H. WEAVER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Karen Picard	CapStar Bank	142070C01400CO
(NAME)	(NAME)	
218 Myhr Green	2002 Richard Jones Rd #300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged; **Gayle B. Goad Revocable Living Trust, Gayle B. Goad, Trustee, dated March 25, 2003,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Karen Picard*** 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:

*single woman

Being Unit 14-A of Ashley Green, a Horizontal Property Regime, established pursuant to the provisions of the Tennessee Horizontal Property Act (TCA Sections 66-27-101 through 66-27-123 herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44 as amended in Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, Page 71, said Register's Office (collectively the "Master Deed") to which Master Deed reference is here made for a more complete and accurate description of said unit.

Being the same property conveyed to Gayle B. Goad Revocable Living Trust, Gayle B. Goad, Trustee, dated March 25, 2003 by deed dated September 25, 2006 from Arlene S. Buchanan, unmarried of record in Instrument No. 20061005-0124058, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 218 Myhr Green, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 hands this 18 day of May, 2022.

Gayle B. Goad Revocable Living Trust, Gayle B. Goad, Trustee, dated March 25, 2003

By: Gayle B Goad, Trustee
Gayle B. Goad, Trustee

State of Florida
County of Lee

Personally appeared before me, a notary public in and for the state and county aforementioned, Gayle B. Goad with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Trustee of Gayle B. Goad Revocable Living Trust, Gayle B. Goad, Trustee, dated March 25, 2003 and that she as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Trustee.

WITNESS my hand and seal this 18 day of May, 2022.

Notary Public
My Commission Expires: July 1, 2022

CHRISTINA GROCHOWSKI
MY COMMISSION # GG234113
EXPIRES: July 01, 2022

File No.: 22-Picard