THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2022-10-364
Parcel ID: 131 01 0D 179.00

Karen Johnson Davidson County
Batch# 940026 DEEDWARR
11/10/2022 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20221110-0120663

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Greg Nygaard and Nicole Nygaard 5025 Hillsboro Pike, #21E Nashville, TN 37215	Same As New Owner	Map/Parcel 131 01 0D 179.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lisa C. DeBusk, an unmarried woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Gregory Nygaard and Nicole D. Nygaard, husband and wife**, ("Grantee") all of right, title and interest in and to that certain real property known as 5025 Hillsboro Pike, #21E, Nashville, TN 37215 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 179 on the Plan of Georgetown Apartments, a Condominium, of record in Plat Book 5200, Page 4, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Lisa C. DeBusk, by Warranty Deed from Charles K. Newsom and wife, Bobby Jo Newsom, of record in Instrument No. 20030404-0045120, in the Register's Office for Davidson County, Tennessee, dated March 31, 2003 and recorded on April 4, 2003.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 10th day of November, 2022.

Lisa C. DeBusk

Lisa C. DeBusk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of November, 2022, before me personally appeared Lisa C. DeBusk, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of November, 2022.

Notary Signature
My commission expires: 3/1/2025

ASHLEY RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 315,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 10 day of November, 2022

Notary Public
My commission expires: 05-21-2025

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Certificate of Authenticity

I, Holly Ray, 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 November 10th 2022.

Date

Holly Ray

Affiant Signature

November 10 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of November, 2022.

Notary's Signature

My Commission Expires: 05-21-2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY