Karen Johnson
Batch # 1113359
03/21/2024 08:12:48 AM
Fees: $18.00 Taxes: $925.00
Davidson County
DEEDWARR
3 pgs
20240321-0019402

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $250,000.00 Affiant Subscribed and sworn to before me This 1 day of January, 2024. Notary Public My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
Laura Beth Pickard **8179 Coley Davis Rd** **Nashville, TN 37221**	**New Owner**	**141 06 0B 020.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Judy B. Tygard and Charles R. Tygard** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Laura Beth Pickard** (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

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.

Being the same property conveyed to Judy B. Tygard and Charles R. Tygard, by an Affidavit of Heirship, of record in Instrument No. 20210714-0094473, in the Register's Office of Davidson County, Tennessee.

This is improved real property commonly known as 8179 Coley Davis Road, Nashville, TN 37221.

This Conveyance is subject to the following:

1. Taxes for the year 2024 and subsequent years, being liens not yet due and payable.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Warranty Deed to be executed this 1 day of January, 2024.

Grantors:

Judy B Tygard
Judy B. Tygard

Charles R Tygard
Charles R. Tygard

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 1 day of January, in the year 2024, before me the undersigned, personally appeared Judy B. Tygard, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 1 day of January, 2024.

William Altus Pryor
Notary Public

My Commission Expires: WILLIAM ALTUS PRYOR STATE OF TENNESSEE NOTARY PUBLIC HOUSTON COUNTY My Commission Expires 07-22-2026

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 1 day of January, in the year 2024, before me the undersigned, personally appeared Charles R. Tygard, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 1 day of January, 2024.

William Altus Pryor
Notary Public

My Commission Expires: WILLIAM ALTUS PRYOR STATE OF TENNESSEE NOTARY PUBLIC HOUSTON COUNTY My Commission Expires 07-22-2026