This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22522-DJ

Karen Johnson Davidson County
Batch# 1172262 DEEDWARR
08/20/2024 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20240820-0063834

STATE OF TENNESSEE
COUNTY OF Davidson

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2024.

Notary Public
My Commission Expires: 9/30/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nardos Gebeyehu Yalew 2400 Ravine Dr. Nashville, TN 37217	New owner	135-16-0A-027-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Delores Tygard, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Nardos Gebeyehu Yalew,** _____, hereinafter called the Grantee(s), his/her/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 Lot No. 43 on the Plan of Nashboro Village, Tracts 8, 9 & 10 of record in Plat Book 5200, Pages 186 thru 189, amended in Book 6680, Page 902, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the property conveyed to Delores A. Tygard, by deed from Charles R. Tygard (now deceased) and wife, Delores A. Tygard, of record in Instrument No. 20131002-0103500, Register's Office for Davidson County, Tennessee, dated September 12, 2013 and recorded on October 2, 2013; further being the same property conveyed to Charles R. Tygard and wife, Dolores A. Tygard by Affidavit to Rescind Trustee's Sale and Substitute Trustee's Deed recorded March 16, 2006 in Instrument No. 20060316-0030575, said Register's Office. Charles Raymond Tygard died January 4, 2012 leaving Delores A. Tygard surviving tenant by entirety.

This is ☒ improved or ☐ unimproved property located at: **2400 Ravine Drive, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of July, 2024.

GRANTOR:

Delores Tygard

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Delores Tygard, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of July, 2024.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202408200063834

Certificate of Authenticity

I, Holly A. Mason, 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 ~~August~~ July 30, 2024.

Affiant Signature

8/28/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of August, 2024.

Notary's Signature (Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026