QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL ID.
Charles Raymond Tygard, Jr. & Judy Brooks Tygard, Co-Trustees Tygard Tennessee Community Property Trust 617 Poplar Creek Trace Court Nashville, TN 37221	same as new owner	155 08 O C 072.00

THIS INSTRUMENT WAS PREPARED BY
Elizabeth L Adams, Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone: 615-293-5598 - Fax 615-791-6096 - Email: eadams@adamslaw-tn.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-

Charles Raymond Tygard Jr.
CHARLES RAYMOND TYGARD, JR , Trustee
Affiant

Subscribed and sworn to before me,
this 23 day of October, 2024

Elizabeth L. Adams
NOTARY PUBLIC
My Commission Expires. Mar. 9, 2027

ELIZABETH L ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson
Batch # 1207393
11/21/2024 08 25 55 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20241121-0090789

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, CHARLES R. TYGARD, JR. and wife, JUDY B. TYGARD, "Grantor," by these presents, does hereby quitclaim and convey unto CHARLES R. TYGARD, JR. AND JUDY BROOKS TYGARD, AS CO-TRUSTEES OF THE TYGARD TENNESSEE COMMUNITY PROPERTY TRUST, dated October 23, 2024, "Grantee," their successors and assigns all of their interest in and to the following described property with all improvements located thereon, lying situate and being in Davidson County, Tennessee, bounded and described as follows:

BEING Lot No. 72 of Poplar Creek Estates, Phase II, as of record in Book 6900, page 339-347, Register's Office for said County, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Charles R. Tygard, Jr. and wife, Judy B. Tygard, by deed from Donald W. Johnson and wife, Kay B. Johnson, of record in Instrument Number: 00008786-0000843, Register's Office for Davidson County, Tennessee.

This is improved property known as 617 Poplar Creek Trace Court, Nashville, TN 37221.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 23 day of October, 2024.

Charles R Tygard Jr.
CHARLES R. TYGARD, JR.

Judy B Tygard
JUDY B. TYGARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES R TYGARD, JR. and JUDY B TYGARD with whom I am personally acquainted, and who acknowledged that he and she executed the within instrument for the purposes therein contained.

WITNESS, my hand and official seal this 23 day of October, 2024.

My Commission Expires: Mar. 9, 2027

Elizabeth L. Adams
Notary Public

