Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1128

Karen Johnson Davidson County
Batch# 1421764 DEEDWARR
05/18/2026 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20260518-0044341

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roxann Pickard, a married woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Miller Polly, an unmarried person, and Lady Reynolds, an unmarried person, as joint tenants with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. A, on the Plan of Homes At 173 Rural Avenue, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes At 173 Rural Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20181231-0126098, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Roxann B. Perkins, unmarried by Warranty Deed from Donald F. Thompson and wife, Alicia Deran Thompson of record in Instrument No. 20201123-0137369, Register's Office for Davidson County, Tennessee, dated November 20, 2020 and recorded on November 23, 2020. Roxann Pickard (formerly known as Roxann B. Perkins) is now married to Robert Derek Pickard and he joins in this conveyance to convey and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 171 Rural Avenue, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Miller Polly
Lady Reynolds
171 Rural Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT

New Owners

TAX MAP-PARCEL #:
103-02-4A-001.00

WITNESS THE EXECUTION HEREOF this 15th day of May, 2026.

Roxann Pickard

Robert Derek Pickard

State of Tennessee)
County of Davidson)

On this 15th day of May, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Roxann Pickard and Robert Derek Pickard, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/22/30

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 800,000.00.**

Affiant

Sworn and subscribed before me on this the 15th day of May, 2026.

Notary Public

My Commission Expires: _____

TREVOR KELLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2028

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 5/15/2026 (date of document).

Affiant Signature

5/15/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY