WARRANTY DEED

File #2025021177

VANESSA E. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000 00

Tammy L Potts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2025

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES 6/22/26
(AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1242415 DEEDWARR
03/03/2025 09 56 30 AM 2 pgs
Fees $13 00 Taxes $2,035 00
20250303-0015465

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jason Yizar and Devika Yizar	CASH	081-11-0-311 00
(NAME)	(NAME)	
1748 16th Avenue North	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Premier Home LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Yizar and Devika Yizar, husband and wife** HEREINAFTER CALLED THE GRANTEES, 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 part of Lot No 289 on the plan of McGavock, Wetmore and Other's Second Addition, called the Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, and more particularly described as follows

Beginning at a point in the Easterly margin of 16th Avenue North, formerly Hendershott Street, at the corner of Lots 289 and 290 and runs thence Easterly with the dividing line between said two lots, 170 feet, more or less, to a point, thence Northerly and parallel with 16th Avenue North, 25 feet, thence Westerly and parallel with the South line of said Lot No 289, 120 feet, more or less, to the Easterly margin of said Avenue, thence with the Easterly margin of said Avenue, Southerly 25 feet to the point beginning

Being the same property conveyed to Dewey Burnett by Warranty Deed from Edward Norman and wife, Daphney Norman and J D Norman and wife, Nina Norman of record in Book 7124, page 58, Register's Office for Davidson County, Tennessee, dated January 20, 1987 and recorded on February 02, 1987 The said Dewey Burnett being one in the same as James Dewey Burnett became deceased on October 19, 1986 JoAnne Early was name Executrix of the Estate of the said James Dewey Burnett, deceased filed of record at Docket No 06P1718, in the Probate Court for Davidson County, Tennessee

Being the same property conveyed to JoAnn Early by Quitclaim Deed from JoAnn Early, Executrix for the Estate of James Dewey Burnett, Probate Court for Davidson County, Tennessee, Docket No 06P_1718 of record in Instrument No 20101109-0089833 and re-recorded at Instrument No 20101109-0089834, Register's Office for Davidson County, Tennessee, dated September 28, 2010 and recorded on November 09, 2010

The said JoAnn Early became deceased on January 04, 2018 Leaving her only heirs at law to be Granville Early, her husband, Lisa Cooper, Celina Ennis and Marcia Foncree, her daughters, Foy Gilliland, her son-in-law, Seth Gilliland, her grandson and Grace Gilliland, her granddaughter See also Affidavit of Heirship(s) of record in Instrument No 20230113-0003072 and Instrument No 20230113-0003073, Register's Office for Davidson County, Tennessee

The said Granville Early became deceased on February 13, 2019 Leaving his only heirs at law to be Lisa Cooper, Celina Ennis and Marcia Foncree, his daughters, Foy Gilliland, his son-in-law, Seth Gilliland, his grandson and Grace Gilliland, his granddaughter See also Affidavit of Heirship(s) of record in Instrument No 20230113-0003074 and Instrument No 20230113-0003075, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Marcia Foncree, Lisa Cooper and Celina Ennis by Quitclaim Deed from Foy Gilliland, Seth Gilliland and Grace Gilliland, heirs/next of kin of JoAnn Early of record in Instrument No 20230210-0009852, Register's Office for Davidson County, Tennessee, dated January 26, 2019 and recorded on February 10, 2023

Being the same property conveyed to Marcia Foncree, Lisa Cooper and Celina Ennis by Quitclaim Deed from Foy Gilliland, Seth Gilliland and Grace Gilliland of record in Instrument No 20230210-0009859, Register's Office for Davidson County, Tennessee, dated January 26, 2019 and recorded on February 10, 2023

Being the same property conveyed to Premier Home, LLC, a Tennessee limited liability company by Warranty Deed from Lisa Early Cooper, unmarried, and Marcia Early Foncree, unmarried and Celia Early Ennnis, married of record in Instrument No 20230516-0036487 Register's Office for Davidson County, Tennessee, dated May 12, 2023 and recorded on May 16, 2023 Affidavit of Title and Correction to Warranty Deed recorded on September 14, 2023 in Instrument No 20230914-0072187

This conveyance is subject to Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20241120-0090702 and Instrument No 20250117-0004012, in the Register's Office for Davidson County, Tennessee , If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment , No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways

unimproved ☐
This is improved ☒ property, known as **1748 16th Avenue North, Nashville,TN,37208**

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 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

Witness our hands this 27th day of February, 2025

Premier Home, LLC, a Tennessee limited liability company

BY _____

Joshua Lamie, member

VANESSA E. ALLEN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared **Joshua Lamie**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the member of Premier Homes LLC, the within named bargainor, a limited liability company, and that he as such member, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as member

Witness my hand and official seal at this 27th day of February, 2025

Commission expires

_____
Notary Public

By _____

Mina Flimoon, member

VANESSA E. ALLEN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared **Mina Flimoon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the member of Premier Homes LLC, the within named bargainor, a limited liability company, and that he as such member, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as member

Witness my hand and official seal at this 27th day of February, 2025

Commission expires

_____
Notary Public

BY _____

Hedra Fanzy, member

VANESSA E. ALLEN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared **Hedra Fanzy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the member of Premier Homes LLC, the within named bargainor, a limited liability company, and that he as such member, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as member

Witness my hand and official seal at this 27th day of February, 2025

Commission expires

6/22/26

_____
Notary Public

RETURN RECORDED DOCUMENTS TO

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128