THIS INSTRUMENT PREPARED BY:
Sara O. Thomas, Esq.
August Law, PLLC
321 Billingsly Ct., Suite 23
Franklin, TN 37067

Address New Owner:
Joseph A. Yeager and Breanna N. Yeager
1521 Forest Avenue
Nashville, Tennessee 37206

Send Tax Bills To:
Joseph A Yeager and Breanna N. Yeager
1521 Forest Avenue
Nashville, Tennessee 37206

Map-Parcel Numbers:
Map 83-9
Parcel 353.00

Karen Johnson Davidson County
Batch# 1315582 DEEDWARR
08/28/2025 09:32:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250828-0068874

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 GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, Breanna Nicole Yeager and Joseph Austin Yeager as Trustees of the BCY Living Trust Dated December 16, 2024, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Joseph A. Yeager and Breanna N. Yeager, husband and wife, as tenants by the entirety, hereinafter called the GRANTEES, their heirs and/or assigns, a certain parcel of real estate situated in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the westerly 42.7 feet of Lot No. 65 on the plan of Subdivision of the A.V.S. Lindsley 29-acre tract, of record in Book 57, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Said part of Lot No. 65 fronts 42.7 feet on the northerly side of Forrest Avenue (Also known as Forest Avenue) and runs back between parallel lines 150.0 feet to an alley.
>
> Being the same property conveyed to Andrew Latimer by Quitclaim Deed from Melissa Maginnis, dated November 18, 2004, recorded November 23, 2004, of

record as Instrument No. 20041123-0140328, Register's Office for Davidson County, Tennessee. Also acquired by Deed of record in Instrument No. 20030425-0056190, said Register's Office.

This being the same property conveyed to Joseph A. Yeager and Breanna N. Yeager, husband and wife, by Warranty Deed from Andrew Latimer, unmarried, dated May 24, 2012, recorded May 30, 2012, of record as Instrument No. 20120530-0046673, Register's Office for Davidson County, Tennessee.

This being the same property conveyed to Breanna Nicole Yeager and Joseph Austin Yeager as Trustees of the BCY Living Trust Dated December 16, 2024, by Warranty Deed from Joseph A. Yeager and Breanna N. Yeager, husband and wife, dated December 16, 2024, recorded December 20, 2024, of record as Instrument No. 20241220-0098920, Register's Office for Davidson County, Tennessee

This is improved property known as: 1521 Forrest Avenue, Nashville, Tennessee 37206.

This conveyance is made subject to all conditions, easements, and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to all matters appearing on the plan of record in Book 57, page 66, said Register's Office.

Taxes for the current year, which, if not paid, have been assumed by GRANTEES.

County and city taxes for the current year and subsequent years, a lien not yet ascertainable, due or payable tax.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and/or assigns forever.

GRANTORS COVENANT with the said GRANTEES that they 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 they do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and/or 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.

NOTICE

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION OBTAINED FROM THE PARTIES AND GRANTORS' PREVIOUS DEED. THE DRAFTSMAN ASSUMES NO LIABILITY AS

TO THE ACCURACY THEREOF, OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED TO NOR HAS SHE RENDERED A TITLE OPINION OF ANY KIND AND THE PREPARER MAKES NO WARRANTY OR REPRESENTATION AS TO MATTERS OF TITLE OR SURVEY AND THAT A SURVEY, TITLE EXAMINATION AND TITLE INSURANCE HAVE NOT BEEN OBTAINED.

THE PARTIES HAVE BEEN INFORMED THAT A MORE CURRENT TITLE EXAMINATION AND SURVEY COULD PROVIDE RELEVANT INFORMATION AS TO THE QUALITY OF THE TITLE CONVEYED, AND ANY OTHER CLAIMS, LIENS OR ENCUMBRANCES AFFECTING TITLE.

WITNESS this the 8th day of May, 2025.

GRANTORS:

Breanna Nicole Yeager

Breanna Nicole Yeager, as Trustee of the BCY Living Trust Dated December 16, 2024

Joseph Austin Yeager, as Trustee of the BCY Living Trust Dated December 16, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Joseph Austin Yeager and Breanna Nicole Yeager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom I have acknowledged as executing the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 8th day of May, 2025.

NOTARY PUBLIC
My Commission Expires: September 28, 2026

OATH OF VALUE

As a transfer by a trustee of a revocable living trust back to the same transferor, this instrument is exempt from tax pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi) and likewise the valuation oath is unnecessary pursuant to T.C.A. § 67-4-409(a)(1)(E).

CERTIFICATE OF AUTHENTICITY

I, Sara O. Thomas, Attorney at Law, 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 May 8, 2025.

Sara O. Thomas
Attorney at Law

May 12, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Sara O. Thomas, Attorney at Law, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who I acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 12th day of May, 2025.

ELENA DOMINGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 08/21/2027