Karen Johnson Davidson County
Batch# 1341972 DEEDWARR
11/04/2025 11:46:30 AM 4 pgs
Fees: $23.00 Taxes: $4,625.00
20251104-0087861

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38917-09-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00. Affiant Subscribed and sworn to before me this 31st day of October, 2025. Notary Public My Commission Expires:

TREVOR KELLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

WARRANTY DEED

Address New Owner: Ponnappa Pandikuthira Reem Abumaizer 5005 Villa Crest Drive Nashville, TN 37220	**Send Tax Bills To:** **New Owner** **1127A Glendale Ln** **Nashville, TN 37204**	**Tax Information:** Map and Parcel No.: 14508003000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nyla J. Villager, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ponnappa Pandikuthira and Reem Abumaizer, a married couple** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5005 Villa Crest Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

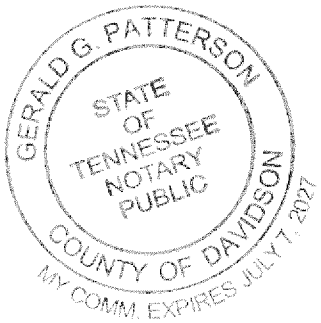
IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of October, 2025.

Nyla J. Villager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nyla J. Villager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2025.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of VILLA ESTATES, as of record in Plan Book 3600, page 66, Register's Office for said County, described as follows:

Beginning on the Easterly margin of Villa Crest Drive at the corners of Lots Nos. 2 and 3; thence with the line between the said two lots Easterly 374.32 feet to the Westerly margin of Lakeview Drive; thence with the same Southerly 305.08 feet to the beginning of a curve; thence around said curve having a radius of 100 feet Southwesterly 144.11 feet to the Easterly margin of Villa Crest Drive; thence with the same with a curve 379.82 feet to the point of beginning.

Being the same property conveyed to Timothy J. Villager and wife, Nyla J. Villager, by Warranty Deed from Marion L. Watkinson and wife, Shirley Watkinson, of record in Book 4821, Page 185, in the Register's Office of Davidson County, Tennessee, dated May 31, 1974 and recorded on June 03, 1974.

Being the same property conveyed to Nyla J. Village, as and for her sole and separate estate without necessity of any future waiver of marital interest from Timothy J. Villager by Quitclaim Deed from Timothy J. Villager, of record in Instrument No. 20040708-0081221, in the Register's Office of Davidson County, Tennessee, dated July 01, 2004 and recorded on July 08, 2004.

Being the same property conveyed to Nyla J. Villager and Timothy J. Villager, husband and wife, as tenants by the entireties, by Quitclaim Deed from Nyla J. Villager, of record in Instrument No. 20160930-0103589, in the Register's Office of Davidson County, Tennessee, dated September 28, 2016 and recorded on September 30, 2016. Said Timothy J. Villager died on May 30, 2024, leaving Nyla J. Villager as surviving tenant by the entirety.

This conveyance is made subject to:

1. 2025 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLA ESTATES, as recorded in Plat Book 3600, Page(s) 66, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3829, Page 772, Register's Office for Davidson County, Tennessee.
5. No coverage is provided as to the amount of acreage or square footage of the land.

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 **11/4/2025** (date of document).

Affiant Signature

11/4/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4** day of **November**, **2025**

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

