PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson
Batch # 1402227
04/06/2026 02:17:17 PM
Fees: $13.00 Taxes: $2,960.00
Davidson County
DEEDWARR
2 pgs
20260406-0027470

Christy Wilkins Ivey

Margaret H. Taylor

Ivey Title, LLC Ref: (DL) Title No.: 64376
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Drees Premier Homes, Inc. 1651 Westgate Circle Brentwood, TN 37027	NEW OWNER

TAX MAP PARCEL NUMBERS: 11702019600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$800,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Heather Scheibe Pomerantz and Brian Pomerantz, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Drees Premier Homes, Inc.**, 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 Lot No. 32 of Block 2 on the Plan of W.V. Davidson's Hillsboro Highlands, Sections 2 and 3, of record in Book 843, page 23, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Heather Scheibe Pomerantz and Brian Pomerantz, wife and husband, by Warranty Deed from Lassie McDonald Crowder, Trustee of the Lassie McDonald Crowder Revocable Trust dated July 31, 2018, Amended and Restated November 4, 2021, dated April 27, 2023, and recorded on May 1, 2023, of record in Instrument No. 20230501-0031823, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026, and subsequent years; All matter shown on the Plan of record in Book 843, page 23, said Register's Office. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4058, page 511, said Register's Office. Restrictive Covenant for Detached Structure of record in Instrument No. 20230927-0075629, said Register's Office.

This is improved property, known as 2822 22nd Ave. South, Nashville, TN 37215

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 30th day of March, 2026

Heather Scheibe Pomerantz

Brian Pomerantz

State of ~~Tennessee~~ Virginia

County of ~~Davidson~~ Fairfax

On this 30 day of March, 2026, before me the undersigned authority, personally appeared Heather Scheibe Pomerantz and Brian Pomerantz, 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

My Commission Expires: January 31, 2029

BASIT ZULFIQAR
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 7546973
MY COMM. EXPIRES 01/31/2029
NOTARY PUBLIC

State of Tennessee

County of Davidson

AFFIDAVIT

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

Affiant

DEBRA LEIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Sworn and subscribed before me this 1st day of April, 2026.

Notary

My Commission Expires: 3/9/27