Karen Johnson Davidson County
Batch# 1450400 DEEDWARR
07/22/2026 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20260722-0066273

# WARRANTY DEED

LORI BUIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 6/29/27

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jason Yizar | Jason Yizar | 092070137.00 |
| (NAME) | (NAME) | |
| 2113 Herman Street | 4714 Howard Lane | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37208 | College Park, MD 20740 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Evergreen Ventures LLC, a Kentucky limited liability company, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Jason Yizar and Devika Yizar, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 77, on the Plat of J. B. Davis Subdivision, of record in Book 161, Page 123, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to TJ Harris by Quitclaim Deed from Stonegate Acquisitions, a Tennessee limited liability company, dated 07/31/2025, of record in Instrument No. 20250804-0061665, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Evergreen Ventures, LLC, a Kentucky limited liability company by Quitclaim Deed from TJ Harris, dated 09/03/2025, of record in Instrument No. 20250908-0071665, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Evergreen Ventures, LLC, a Kentucky limited liability company by Quitclaim Deed from Evergreen Ventures LLC, a Kentucky limited liability company, dated 09/17/2025, of record in Instrument No. 20250918-0074563, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2113 Herman Street, 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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15th day of July, 2026.

Evergreen Ventures LLC, a Kentucky limited liability company

By: _____
Bert Shelton Covington, III, as Member

By: _____
Thomas Harris, as Member

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Bert S. Covington III and Thomas Harris with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Members the within named bargainor, a Kentucky Limited Liability Company, and that he/she as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Bert Shelton Covington III and Thomas Harris, as such Members.

Witness my hand and Official seal this 15 day of July, 2026.

_____
Notary Public:
My Commission Expires: _____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

**RETURN TO:**
**Stewart Title Company**
**100 Bluegrass Commons Blvd, Ste 110**
**Hendersonville, TN 37075**

# CERTIFICATE OF AUTHENTICITY

I, Madeline Castro, do hereby make oath that I am licensed attorney and/or 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 the law on 7-15-26.

Madeline Castro

AFFIANT

DATE: 7-21-26

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 21st day of July, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027