Name and Address of New Owner:
Mitchell Law and Bethany Schira
301 Tyler Drive
Hermitage, TN 37076

Send Tax Bills To:
SAME AS THE ABOVE

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 075-10-0-125.00

Karen Johnson Davidson County
Batch# 1295244 DEEDWARR
07/09/2025 08:02:30 AM 4 pgs
Fees: $23.00 Taxes: $1,692.75
20250709-0053746

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Hailey Youstra and Ronald Taylor Youstra, husband and wife, and Randall Pierce, married man, with rights of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mitchell G. Law, and Bethany A. Schira, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 62, on the Plan of Hermitage Estates, of record in Plat Book 3300, Pages 70 & 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of sadi property.

Being the same property conveyed to Hailey Youstra and Ronald Taylor Youstra, husband and wife, and Randall Pierce, married man, with rights of survivorship, by Warranty Deed dated Deceber 27, 2023 from William Tate, a married man, recorded December 28, 2023 in Instrument No. 20231228-0099707 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

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IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of July, 2025.

Randall Pierce by HY, Hailey Youstra, attorney in fact (SEAL)
Randall Pierce by Hailey Youstra, Attorney-In-Fact

(SEAL)
Hailey Youstra

(SEAL)
Ronald Taylor Youstra

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of July, 2025, before me personally appeared Hailey Youstra and Ronald Taylor Youstra, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of July, 2025.

Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Hailey Youstra, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Randall Pierce, the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Randall Pierce by herself as Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 3 day of July, 2025.

My Commission Expires:

NOTARY PUBLIC

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Rutherford (KP))

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $457,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
3rd day of July, 2025.

Notary Public
My commission expires: 8/21/27
File No. 2025-8047-MA

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 7/3/2025 (date of document).

Affiant Signature

7/3/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 3 day of July, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL