This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-6808-AJ

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $348,500.00.

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2025.

Notary Public
My Commission Expires: 4/22/2029

Crystal Johnson
State of Tennessee Notary Public
Sumner County

Karen Johnson Davidson County
Batch# 1311120 DEEDWARR
08/18/2025 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,289.45
20250818-0065384

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ashli Mensi and Christopher Addison Ursery 112 Ray Avenue ~~Nashville~~, TN 37138 Old Hickory	United Wholesale Mortgage, LLC 585 South Boulevard East Pontiac, MI 48341	053 16 0 308.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Mitchell Law, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Christopher Addison Ursery and Ashli Mensi, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County Tennessee, being Tract No. 1, on the BOUNDARY DIVISION OF MARY ADAMS PROPERTY, of record in Instrument No. 20060505-0052584 in the Registers Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the intersection of Meadow Street and Ray Street thence in a Northwesterly direction 93.75 feet on the Northeasterly margin of Meadow street to a point at the common corners of Lot 1 and Lot 2 of the Mary Adams Property, thence in a Northeasterly direction, 177.61 feet, to a point at the Northeasterly corners of said Lots 1 and 2, thence in a Southeasterly direction 93.88 feet to a point in the Northwest margin of Ray Street, thence along the Northwest boundary of Ray Street Southwesterly 178.25 feet to the point of beginning.

Being the same property conveyed to Mitchell Law, by Quitclaim Deed from Kaitlyn Vieira, of record in Instrument No. 20200915-0105015, in the Register's Office of Davidson County, Tennessee, dated September 08, 2020, and recorded on September 15, 2020.

Being the same property conveyed to Kaitlyn Vieira and Mitchell Law, both unmarried, as joint tenants with right of survivorship, by Warranty Deed from David Carl Adams, unmarried, of record in Instrument No. 20151005-0101059, in the Register's Office of Davidson County, Tennessee, dated September 28, 2015, and recorded on October 05, 2015. Bethany Schira joins in this conveyance to transfer any and all interest she may have in the property whether marital or otherwise.

This is improved property located at: **112 Ray Avenue, Old Hickory, TN 37138**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 this 15th day of August, 2025.

GRANTOR:

Mitchell Law

Bethany Schira

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mitchell Law and Bethany Schira, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of August, 2025.

Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 8/15/2025 (date of document).

Affiant Signature

8/15/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 15 day of Aug, 2025.

Notary's Signature

My Commission Expires: 1-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County