Name and Address of New Owner:
Jill Yaracs
4226 Dysant Alley
Nashville, TN 37135

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
Georgia's Own Credit Union
100 Peachtree St. Southwest, Ste. 2800
Atlanta, GA 3033

Map & Parcel(s):
187-09-0A-149.00-CO

LL# 10706-149

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Zachary A. Hutsell and Rebecca Hutsell, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Jill Marie Yaracs, an unmarried woman**, hereinafter called the GRANTEE, her heirs, successors and 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. 149 on the Plan of Phase Five, Section Two, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20160608-0057962, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20161013-0108489, and Instrument No. 20170113-0004192 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Zachary A. Hutsell, an unmarried man by Warranty Deed from Matthew C. Parks and wife, Ashley B. Parks of record in Instrument No. 20190812-0079848 Register's Office for Davidson County, Tennessee, dated August 08, 2019 and recorded on August 12, 2019 and Scrivener's Affidavit recorded on June 16, 2025 in Instrument No. 20250616-0046607.

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, and (5) other matters of public record.

This is improved property known as: 4226 Dysant Alley, Nolensville, TN 37135

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, her heirs, successors and assigns forever; and 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 we do further covenant and bind ourselves, our heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs, successors and 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.

Karen Johnson Davidson County
Batch# 1334961 DEEDWARR
10/16/2025 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20251016-0082595

WITNESS our hand this 15 day of Oct., 2025.

Zachary A. Hutsell

Rebecca Hutsell

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 15 day of Oct., 2025, before me personally appeared Zachary A Hutsell and Rebecca Hutsell, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 15 day of Oct., 2025.

Notary Signature
My commission expires: Oct. 21, 2028

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $475,000.00.

Affiant Signature

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

Notary Public
My Commission Expires: 1/31/29

J. DAVID LEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 31, 2029
COUNTY OF WILSON

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 October 16, 2025.

John M. Lee, Attorney

Date: October 16, 2025

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 16th day of October 2025.

Notary Public

MY COMMISSION EXPIRES:
8-31-2027

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY