This Instrument Prepared By:
Mortgage Connect, L.P.
600 Clubhouse Drive
Moon Township, PA 15108

Return to:
Mortgage Connect, L.P.
600 Clubhouse Drive
Moon Township, PA 15108
File No. 3495724

Karen Johnson Davidson County
Batch# 1343242 DEEDWARR
11/10/2025 10:28:30 AM 5 pgs
Fees: $28.00 Taxes: $999.00
20251110-0089379

WARRANTY DEED

Address of New Owner:
WILLIAM MICHELE MITCHELL
548 Heritage Lane,
Madison, TN 37115

Send Tax Bills To:
WILLIAM MICHELE MITCHELL
548 Heritage Lane,
Madison, TN 37115

Map & Parcel:
042 07 0A 158.00

Property Address:
548 Heritage Lane,
Madison, TN 37115

FOR AND IN CONSIDERATION OF Two Hundred Seventy Thousand and 00/100 Dollars ($270,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, MidFirst Bank, 999 N.W. Grand Blvd., Oklahoma City, OK 73118, hereinafter called the GRANTOR, has this day does hereby bargain, sell, transfer and convey unto WILLIAM MICHELE MITCHELL hereinafter called the GRANTEE, the following described property, having an address of 548 HERITAGE LN, MADISON, TN, 37115 and being situated and located in Davidson County, Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof.

The above-described property is improved property.

Prior Reference: INSTRUMENT #20250411-0027190, Recorded 04/11/2025.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 29 day of October, 2025

MidFirst Bank

By: Vanessa Nicholas
Name: Vanessa Nicholas
Title: Vice President

STATE OF Oklahoma

COUNTY OF Oklahoma

On this 29 day of Oct, 2025, before me, the undersigned notary public appeared Vannessa Nicholas, as Vice President of MIDFIRST BANK, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

WITNESS my hand and seal this 29 day of Oct, 2025.

Notary Public Kayla Baird

My Commission Expires: 06/16/27 [Notary Seal]

KAYLA BAIRD NOTARY PUBLIC # 23008162 EXP. 06/16/27 STATE OF OKLAHOMA

(Continued on next page)

AFFIDAVIT OF VALUE

STATE OF Pennsylvania

COUNTY OF Allegheny

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $270,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melody Mannella
Affiant/ Grantee:

Subscribed and sworn to before me this 10th day of Nov, 2025

Suzanne G Rafle
Notary Public

My Commission Expires: 3-9-2029 [Notary Seal]

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Suzanne G Rafle, Notary Public
Allegheny County
My Commission Expires 3/9/2029
Commission # 1394145

EXHIBIT A

The land herein after referred to is situated in the City of Madison, County of Davidson, State of TN, and is described as follows:

Being Lot No. 412 on the Plan of Heritage Square, Phase Four of record in Plat Book 6250, Page 178, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Map & Parcel: 042 07 0A 158.00

PROPERTY ADDRESS: 548 Heritage Lane, Madison, TN 37115

Tennessee Certification of Electronic Document

I, Melody Mannella, 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 10/29/2025 (date of document).

Melody Mannella
Affiant Signature

11/10/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 10th day of Nov, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-9-2029

NOTARY'S SEAL

