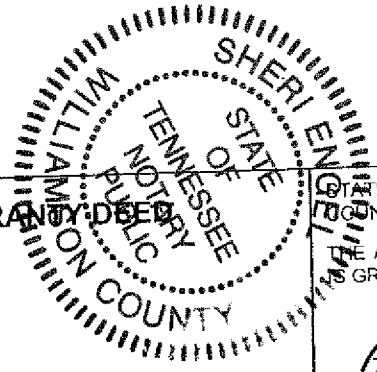


WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 12-18-2023
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 656677 DEEDWARR
06/15/2021 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20210615-0080162

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-21-036

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jeff Fincher and Natasha Fincher	NEW OWNER	156-02-0-022.00
(NAME)	(NAME)	
636 Harpeth Knoll Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Eighty-Five Thousand And No/100 Dollars ($485,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **STUART P. MCNIELL III, AS TRUSTEE OF THE STUART P. MCNIELL III REVOCABLE TRUST, DTD. JANUARY 17, 2020, AND ANNA M. MCNIELL, AS TRUSTEE OF THE ANNA M. MCNIELL REVOCABLE TRUST, DTD. JANUARY 17, 2020**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFF FINCHER AND NATASHA FINCHER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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(s) 390, as shown on the map entitled Harpeth Valley Park Section III, of record in Plat Book 4175, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to STUART P. MCNIELL III, AS TRUSTEE OF THE STUART P. MCNIELL III REVOCABLE TRUST, DTD. JANUARY 17, 2020, AND ANNA M. MCNIELL, AS TRUSTEE OF THE ANNA M. MCNIELL REVOCABLE TRUST, DTD. JANUARY 17, 2020, by quitclaim deed from STUART P. MCNIELL III (ONE AND SAME AS STUART P. MCNEIL, III) AND WIFE, ANNA M. MCNIELL (ONE AND THE SAME AS ANNA D. MCNIELL), of record in Instrument No. 20200122-0007908, dated January 17, 2020, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 636 Harpeth Knoll Rd., Nashville, TN 37221
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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.

Witness our hands this 11th day of JUNE, 2021.

Stuart P. McNiell, III, Trustee of The Stuart P. McNiell, III Revocable Trust

BY: Stuart P McNiell III, Trustee
Stuart P. McNiell, III, Trustee

Anna M. McNiell, Trustee of The Anna M. McNiell Revocable Trust

BY: Anna M. McNiell Trustee
Anna M. McNiell, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Thomas R. Vorholt II, a Notary Public for the aforementioned County and State, do hereby certify that **Stuart P. McNiell, III, Trustee of The Stuart P. McNiell, III Revocable Trust** and **Anna M. McNiell, Trustee of The Anna M. McNiell Revocable Trust** personally appeared before me this day and acknowledged the due execution of the foregoing instrument as their free act and deed.

Witness my hand and official seal, this the 11th of June, 2021.

Notary Public
My Commission Expires: 7.9.24

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY