This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24645-DJ

Karen Johnson Davidson County
Batch# 1331728 DEEDWARR
10/08/2025 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20251008-0080354

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of October, 2025.

Notary Public
My Commission Expires: 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James T. Fincher 324 Bonnavue Drive Hermitage TN 37076	First National Bank of Middle Tennessee 200 East Main Street McMinnville, TN 37110	074-08-0-091

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Charlyn F. Northam, Toni Lea Holman, and Randy Charles Fincher**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James T. Fincher, unmarried** hereinafter called the Grantees, his 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 all of Lot No. 680, Section Seven, Hermitage Hills, according to survey and plat of same appearing of record in Book 3300, pages 62 and 63, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Charles V. Fincher and wife, Mary Lynne Fincher by Warranty Deed from Alejandro Flores and wife, Anne Flores, dated May 16, 1983, recorded May 18, 1983, of record in Book 6058, page 270, Register's Office for Davidson County, Tennessee. Charles V. Fincher died November 22, 2005, leaving Mary Lynne Fincher surviving tenant by entirety. Mary Lynne Fincher died February 20, 2025. Pursuant to the Affidavits of Heirship filed as Instrument No. 202510080080353, title to Mary Lynne Fincher's interest in the property has vested unto Charlyn F. Northam, Toni Lea Holman and Randy Charles Fincher as her only heirs at law.

This is improved property located at: **324 Bonnavue Drive, Hermitage, TN 37076.**

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 their 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 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. 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 3rd day of October, 2025.

GRANTOR:

Charlyn F. Northam

Charlyn F. Northam

Toni Lea Holman

Toni Lea Holman

Randy Charles Fincher

Randy Charles Fincher

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charlyn F. Northam, Toni Lea Holman, and Randy Charles Fincher, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of October, 2025.

Kandice Eubanks

Notary Public
My Commission expires: 5/28/28

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **10-8-2025**.

Affiant Signature — Date: **10-8-2025**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **10-8-2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY