Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1396424 DEEDWARR
03/24/2026 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20260324-0023150

39-B
File #26-1039

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Madeline Fleckenstein and Andrew Fleckenstein, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles Batt and Anne Batt, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 346 on the Plan of Traceside, Section 11 of record in Plat Book 11700, Page (s) 59 through 61, inclusive, and Plat Instrument No. 20000922- 0094253, 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 Madeline Fleckenstein and Andrew Fleckenstein, husband and wife by Warranty Deed from Tony John Winkler and Emily Marie Waldooh Winkler, husband and wife of record in Instrument No. 20200330-0033853 Register's Office for Davidson County, Tennessee, dated March 27, 2020 and recorded on March 30, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 6413 Holly Trace Court, Nashville, TN 37221.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

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**NEW OWNER:**
**Charles Batt**
**Anne Batt**
**6413 Holly Trace Court**
**Nashville, TN 37221**

**RESPONSIBLE FOR TAX PAYMENT**
SAME

**TAX MAP-PARCEL #:**
**155-16-0A-398.00**

**WITNESS THE EXECUTION HEREOF** this 23rd day of March, 2026.

**Madeline Fleckenstein**

**Andrew Fleckenstein**

**State of Tennessee )**
**County of Davidson )**

On this 23rd day of March, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Madeline Fleckenstein and Andrew Fleckenstein, the bargainor(s), to ~~me known (or proved~~ to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 725,000.00.**

Affiant

Sworn and subscribed before me on this the 23rd day of March, 2026.

Notary Public

My Commission Expires: 9-7-26

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**CERTIFICATE OF AUTHENTICITY**

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 3-23, 2026.

Affiant
Date: March 23, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23 day of March 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

