Karen Johnson Davidson County
Batch# 1456051 DEEDWARR
08/06/2026 08:49:30 AM 4 pgs
Fees: $23.00 Taxes: $17,760.00
20260806-0072307

	STATE OF TENNESSEE **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $4,800,000.00. Affiant Subscribed and sworn to before me, this July 31, 2026. Notary Public My commission expires:
(Notary Stamp)	

JOSHUA L. HUNTER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/05/2029
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Michael Trey Finch and Kristin Flow Finch	**Liberty Federal Credit Union**	
2509 Oakland Ave	**1200 Forest Bridge Road** New Owner	117-04-0-015.00
Nashville, TN 37212	**Louisville, KY 40223**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Patrick Matthew Potempa and Catherine Snyder, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Michael Trey Finch and Kristin Flow Finch, husband and wife

(hereinafter called the "Grantees"), their 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. 197, on the plan of the Resubdivision of Lots 198 & 197 Belmont Heights, of record in Book 6200, Page 498, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Patrick M. Potempa and Catherine B. Snyder, husband and wife, by Quitclaim Deed from Patrick Matthew Potempa and Kates Potempa, Co-Trustees of the Amended and Restated Potempa Joint Revocable Trust created February 5, 2024, dated October 15, 2025 and recorded October 22, 2025 in Instrument No. 20251022-0084054, Register's Office of Davidson County, Tennessee.

This is [X] improved [ ] unimproved property known as 2509 Oakland Ave, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this 31st day of July, 2026.

Patrick Matthew Potempa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Patrick Matthew Potempa, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 31st day of July, 2026.

Notary Public
My Commission Expires: 2-2-2030



Lenders Title Company File No. TN-2603338-7524

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this 30 day of July, 2026.

Catherine Snyder

Catherine Snyder

STATE OF MASSACHUSETTS
COUNTY OF Bristol

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Catherine Snyder, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 30 day of JUN, 2026.

Wendy M Gallucci

Notary Public
My Commission Expires: 9/24/32

WENDY M. GALLUCCI
Notary Public
Massachusetts
My Commission Expires
Sep 24, 2032

Certificate of Authenticity

I, Luke Martin, 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 **July 31st, 2026**.

Date

Affiant Signature

08/03/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **August**, 20**26**.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10/10/2026

My Commission Expires: 10/10/26

Date

Notary's Seal (if on paper)