Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027
RT-26-4267

Karen Johnson Davidson County
Batch# 1480978 DEEDWARR
10/06/2026 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20261006-0091960

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of September, 2026

Notary Public

Commission Expires: 11/15/28

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michel Hull Fincher and Vincent Anthony Batla 21 Vaughns Gap Road #4 Nashville, TN 37205	NEW OWNER	129-15-0A-004-00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Mary Elizabeth Hartong, a married woman, and Charles Dana Overstreet, a married man** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michel Hull Fincher and Vincent Anthony Batla, registered domestic partners 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:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, Described as Follows, To-Wit:

Being Unit No. 4 of Building 1 Belle Meade Highlands Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, appurtenant to said Unit as set forth in exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said unit.

Being the same property conveyed to Mary Elizabeth Hartong, unmarried woman and Charles Dana Overstreet, married man by Warranty Deed from Sarah Frances Majors, unmarried of record in Instrument No. 20211220-0167684 Register's Office for Davidson County, Tennessee, dated December 10, 2021 and recorded on December 20, 2021. Mary Elizabeth Hartong having since married. Bridget Bailey Hartong hereby joins in the execution of this deed to convey any and all marital rights she may have. Subject property having never been the primary residence of herein Grantor Charles Dana Overstreet, nor his spouse, Mary Summers Overstreet.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 21 Vaughns Gap Road #4, Nashville, TN 37205.

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 so 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.

Dated this the 30th day of September, 2026.

Charles Dana Overstreet by Mary Elizabeth Hartong his attorney in fact

Mary Elizabeth Hartong

Bridget Bailey Hartong

Charles Dana Overstreet by Mary Elizabeth Hartong, his attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary Elizabeth Hartong and Bridget Bailey Hartong** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of September, 2026.

A.C. MARTIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: 4-22-2030

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Mary Elizabeth Hartong, with whom I am personally acquainted, to be the person who executed the foregoing instrument in behalf of **Charles Dana Overstreet** as his true and lawful attorney in fact and acknowledged that such person executed the same as the free act and deed of **Charles Dana Overstreet**, as referenced by power of attorney of record in 20260928-0089425, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of September, 2026.

Notary Public

My Commission Expires: 4-22-2030

A.C. MARTIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Joshua A. Terry, 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 10/2/26.

Affiant Signature – Joshua A. Terry

10/2/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/2/26.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON