THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721534** Karen Johnson Davidson County Batch# 266642 **DEEDWARR** 08/05/2019 11:25:19 AM 2 pgs Fees: $13.00 Taxes: $721.50 20190805-0077312	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $195,000.00. Affiant Subscribed and sworn to before me, this30th day of July, 2019. Notary Public My Commission Expires: WILLIAM T CHAPMAN IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner: Victoria Abigail Robles and Victoria Valenzuela 524 Singer Drive Madison TN 37115	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 043-06-0-274.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John E. Prine, Trustee of The John Prine Family Trust, dated July 27, 1995 and amended on May 27, 2008, and Fiona Whelan Prine, Trustee of The Fiona Whelan Prine Family Trust, dated May 27, 2008** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Victoria Abigail Robles, an unmarried woman and Victoria Valenzuela, an unmarried woman, as tenants in common**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, to wit:

Being Lot Number 184, on the plan of Madison Park, Section 6, of record in Book 4300, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed by Warranty Deed from Richard A. Eanes and Irene N. Eanes, husband and wife to John Prine, Trustee of the John Prine Family Trust U/A 05/27/2008, as to an undivided one-half interest and Fiona Whelan Prine, Trustee of the Fiona Whelan Prine Family Trust U/A 05/27/2008, as to an undivided one-half interest as recorded on the 1st day of October, 2018 in Instrument No. 20181001-0096984 and Cash Deed for Tennessee from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C. to Richard A. Eanes and wife, Irene N. Eanes as recorded on the 5th day of August, 1992 in Deed Book 8694, Page 336, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MADISON PARK, SECTION 6, as recorded in Plat Book 4300, Page(s) 58, in the Register's Office of Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4431, Page 591, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 524 Singer Drive Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 30th day of July, 2019.

The John Prine Family Trust, dated July 27, 1995
And amended on May 27, 2008

John E Prine, Trustee
by Fiona Whelan Prine, Atty in Fact
John E. Prine, Trustee
By: Fiona Whelan Prine, Attorney in Fact

The Fiona Whelan Prine Family Trust, dated May
Dated May 27, 2008

Fiona Whelan Prine, Trustee
Fiona Whelan Prine, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fiona Whelan Prine, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a trustee of The Fiona Whelan Prine Family Trust, dated May 27, 2008, the maker or a constituent of the maker and is authorized by the maker or by its constituent, he constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this30th day of July, 2019.

Notary Public

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fiona Whelan Prine, 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 further acknowledged that she is the Attorney-in-Fact for John Prine, Trustee of The John Prine Family Trust, dated July 27, 1995 and amended on May 27, 2008 and that she is authorized by John Prine, Trustee of The John Prine Family Trust, dated July 27, 1995 and amended on May 27, 2008 to execute this instrument on his behalf.

WITNESS my hand, at office, this30th day of July, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022