(13)

Warranty Deed

Karen Johnson Davidson County Batch# 848987 DEEDWARR 05/02/2022 10:34:30 AM 3 pgs Fees: $18.00 Taxes: $5,642.50 20220502-0050562	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,525,000.00. Affiant Subscribed and sworn to before me, this the 25th day of April, 2022. Notary Public My commission expires: 1/14/26

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kevin Locke Colleen Locke	New Owner(s)	082-09-0-063.00
601 Madison St #304		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FIONA WHELAN PRINE, TRUSTEE OF THE JOHN PRINE FAMILY TRUST U/A DATED MAY 27, 2008, AS AMENDED AND RESTATED, AND FIONA WHELAN PRINE, TRUSTEE OF THE FIONA WHELAN PRINE TRUST U/A DATED MAY 27TH, 2008, AS AMENDED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN LOCKE AND COLLEEN LOCKE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 the westerly one-half of Lot No. 21 on the Map of McGavock's Homestead Addition, of record in Book 57, Page 9, in the Register's Office for Davidson County, Tennessee.

Said portion of Lot No. 21 fronts 35.8 feet on the north side of Monroe Street and runs back between parallel lines 160 feet to an alley in the rear.

Being the same property conveyed to John Prine, Trustee of the John Prine Family Trust U/A May 27, 2008 as amended and restated and Fiona Whelan Prine, Trustee of the Fiona Whelan Prine Family Trust U/A May 27, 2008, as amended by Warranty deed from Sarah Grotelueschen, unmarried by her Attorney in fact, Maggie Kuhlman of record in Instrument No. 20160830-0091020 Register's Office for Davidson County, Tennessee, dated August 29, 2016 and recorded on August 30, 2016.

The said John Prine having died on or about April 7, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 512 Monroe Street, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

The address of the herein described property is believed to be 512 Monroe Street, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of April, 2022.

The John Prine Family Trust U/A dated May 27, 2008, As Amended and Restated

By: Fiona Whelan Prine, TRUSTEE
Fiona Whelan Prine, Trustee

The Fiona Whelan Prine Trust U/A dated May 27th, 2008, as Amended

By: 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 the County and State, the within named Fiona Whelan Prine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of The John Prine Family Trust U/A dated May 27, 2008, As Amended and Restated, a Tennessee Trust, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 25th day of April, 2022.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Fiona Whelan Prine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of The Fiona Whelan Prine Trust U/A dated May 27th, 2008, as Amended, a Tennessee Trust, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 25th day of April, 2022.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on April 25, 2022.

Affiant Signature

4.25.22

Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 25 day of April, 2022

Christina Indrei

Notary

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/10/25