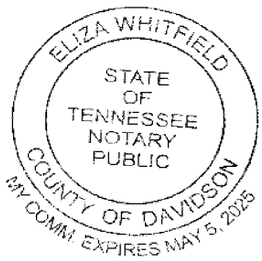
Karen Johnson Davidson County
Batch# 854051 DEEDWARR
05/12/2022 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20220512-0054509

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $800,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of May, 2022. Notary Public My commission expires:

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:
Fiona Whelan Prine c/o Gelfand, Rennert & Feldman LLC	New Owner(s)	092-04-0-283.00
15821 Ventura Boulevard #270		
Los Angeles, CA 91436		

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, **EDWARD P. JAKAWAY, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FIONA WHELAN PRINE, TRUSTEE OF THE FIONA WHELAN PRINE FAMILY TRUST U/A DATED MAY 27, 2008, AS AMENDED AND FIONA WHELAN PRINE, TRUSTEE OF THE JOHN PRINE FAMILY TRUST U/A DATED MAY 27, 2008, AS AMENDED AND RESTATED**, 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:

Situated in Davidson County, Tennessee particularly described as follows, to-wit:

BEING Lot No. 28 on the Plan of Clement M. Holt's Subdivision, as of record in Book 21, Page 33, Register's Office for said County.

SAID Lot No. 28 fronts 50 feet on the Northerly side of Herman, formerly Hamilton Street, and extends back between parallel lines 138 feet to an alley.

Being the same property conveyed to Leroy Williams, Jr. and wife, Violet Williams by deed from Marguerite Breen Walsh, of record in Book 3249, page 618, Register's Office for Davidson County, Tennessee. The said Violet Williams having since died this conveyance is being made by Leroy Williams, Jr., as surviving spouse.

Being the same property conveyed to Edward P. Jakaway by Quitclaim Deed from Leroy Williams, Jr. of record in Book 8939, page 949, Register's Office for Davidson County, Tennessee, dated May 05, 1993 and recorded on May 06, 1993.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

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 1032 Herman 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 2nd day of May, 2022.

Edward P. Jakaway

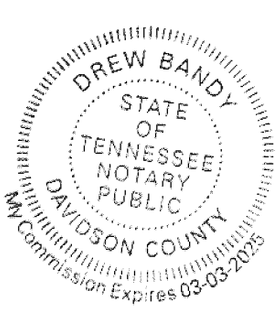
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Edward P. Jakaway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of May, 2022.

Notary Public

My Commission Expires: 3/3/25



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 05/04/2022 ____ (date of document).

Affiant Signature

05/04/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 4 day of May, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025