THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37153-06-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,700,000.00. Affiant Subscribed and sworn to before me this 28th day of July, 2022. Notary Public My Commission Expires:

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
William G. Prins, Jr. and Bronte G. Prins 208 Lynnwood Boulevard Nashville, TN 37205		Map and Parcel No.: 11607005400

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, **Elizabeth S. Courtney, Executrix of The Estate of Veronica Strobel-Seigenthaler, deceased** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William G. Prins, Jr. and Bronte G. Prins, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 208 Lynnwood Boulevard, Nashville, TN 37205.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 896528 DEEDWARR
08/01/2022 11:19:55 AM 3 pgs
Fees: $18.00 Taxes: $9,990.00

20220801-0087103

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of July, 2022.

Elizabeth S. Courtney, executrix

Elizabeth S. Courtney, Executrix of The Estate of Veronica Strobel-Seigenthaler, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth S. Courtney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of The Estate of Veronica Strobel-Seigenthaler, deceased and as such Executrix executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2022.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being the north 100 feet of Lot No. 36 and the south 100 feet of Lot No. 37 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, page 102, Register's Office for said County.

Said part of Lot No. 36 fronts 100 feet on the easterly side of Lynwood Boulevard and runs back between parallel lines 200 feet to the rear line of Lot No. 37.

Said part of Lot No. 37 fronts 100 feet on the westerly side of Dupont Avenue and runs back between parallel lines 200 feet to the rear line of Lot No. 36.

Being the same property conveyed to Thomas P. Seigenthaler and wife Veronica Strobel Seigenthaler by deed dated January 19, 1973 from James C. Cheek and James E. Patterson of record in Book 4674, page 570, Register's Office for Davidson County, Tennessee. Thomas P. Seigenthaler having since died leaving Veronica Strobel Seigenthaler as surviving tenant by the entirety. Veronica Strobel Seigenthaler having since died on January 1, 2022 leaving a Last Will and Testament filed for Probate in Case No. 22P555, Probate Court for Davidson County, Tennessee. In accordance with the terms of the Will, Veronica Strobel Seigenthaler directed that the Executrix administer and distribute the real property as part of her probate estate.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 11607005400.
2. Belle Meade City taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No.: 11607005400.
3. All matters appearing on the Plan of record as Book 421, page 102, Register's Office for Davidson County, Tennessee.