NEW OWNER:
Fiona Whelan Prine Trust
15821 Ventura Blvd., Suite 270
Encino, CA 91436

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 22-354

MAP & PARCEL
119 05 0 170.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 919025 DEEDWARR
09/20/2022 11:12:30 AM 7 pgs
Fees: $38.00 Taxes: $3,108.00
20220920-0104501

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **EIGHT HUNDRED FORTY THOUSAND AND 00/100 DOLLARS ($840,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Faith Therber Fairhope, Glory Davis, Marvin Kent Therber, Deborah Therber, Roger Therber, Darlene Therber, Angela Gaye Therber, and Jonathan Wade Therber as Executor of Estate of Betty Sue Therber, as Heirs-at-Law of Franklin D. Therber** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Fiona Whelan Prine, Trustee of Fiona Whelan Prine Family Trust U/A dated May 27, 2008, as amended** ("Grantees"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, its heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 16th day of September, 2022.

HEIRS-AT-LAW OF FRANKLIN D. THERBER

By: _____
Glory Davis, Heir-at-Law

By: _____
Marvin Kent Therber, Heir-at-Law

By: _____
Darlene Therber, Heir-at-Law

By: _____
Roger Therber, Heir-at-Law

_____
By: Glory Davis, Attorney-In-Fact

By: _____
Angela Gaye Therber, Heir-at-Law

_____
By: Glory Davis, Attorney-In-Fact

Estate of Betty Sue Therber

By: _____
Estate of Betty Sue Therber
By: Jonathan Wade Therber, Executor

NOTE: Additional signatures on page 4

202209200104501

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **Glory Davis, Marvin Kent Therber, and Darlene Therber**, 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.

WITNESS my hand and official seal at office this 16th day of September, 2022.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER, II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **Glory Davis**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **Roger Therber and Angela Gaye Therber**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of September, 2022.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER, II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Estate of Betty Sue Therber**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **Jonathan Wade Therber, Executor** of the Estate of Betty Sue Therber, the within-named bargainor, and as such Executor, being given the authority to so do, executed the within instrument on behalf of the Estate by signing her name as such Executor.

WITNESS my hand and official seal at office this 16th day of September, 2022.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER, II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

By: Faith Therber Fairhope
Faith Therber Fairhope, Heir-at-Law

By: Deborah Therber by
Deborah Therber, Heir-at-Law
Faith Therber Fairhope
By: Faith Therber Fairhope, Attorney-In-Fact
Attorney-in-Fact

STATE OF MONTANA

COUNTY OF PARK

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **Faith Therber Fairhope**, 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.

WITNESS my hand and official seal at office this 15th day of September, 2022.

NOTARY PUBLIC

My commission expires: May 26, 2026

MEGAN VANAUSDOL NOTARIAL SEAL STATE OF MONTANA
MEGAN VANAUSDOL
Notary Public
for the State of Montana
Residing at:
Bozeman, Montana
My Commission Expires:
May 26, 2026

STATE OF MONTANA

COUNTY OF PARK

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **Faith Therber Fairhope**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **Deborah Therber**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of September, 2022.

NOTARY PUBLIC

My commission expires: May 26, 2026

MEGAN VANAUSDOL NOTARIAL SEAL STATE OF MONTANA
MEGAN VANAUSDOL
Notary Public
for the State of Montana
Residing at:
Bozeman, Montana
My Commission Expires:
May 26, 2026

****

The actual consideration or value, whichever is greater, for this transfer is $ **840,000.00**.

AFFIANT

Sworn to and subscribed to before me this 16th day of September, 2022.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Exhibit "A"
Property Description

Being the northeasterly part of Lot No. 1 of Block 27 on the Map of the Re-Subdivision of Cumberland Nurseries, as of record in book 161, page 166, Register's Office for said County, described as follows:

Beginning on the southerly side of Elberta Street at the northeast corner of the property conveyed to J.T. Dugger, Sr. and wife, Margaret Young Dugger by deed from W.E Davis and Georgia M. Beeker of record in book 1814, page 625, Register's Office for said County; thence with Dugger's east line southwardly 113 feet, more or less, to the north line of the property owned by Louise Falk Seabury by deed of record in book 1212, page 239, said Register's Office; thence with her north line eastwardly 128.5 feet, more or less; thence northwardly 101.4 feet, more or less, to the southerly margin of Elberta Street; thence with the southerly margin of said Street westwardly 180 feet to the point of beginning.

Being the same property conveyed to Franklin D. Therber and wife Tillie Haynes Therber by Installment Deed from Edd Boso and wife Myrtle L. Boso of record as Instrument No. (book) K2593 / (page) 44 in the Register's Office for Davidson County, Tennessee, dated August 31, 1956 and recorded on September 4, 1956.

And the said Tillie Haynes Therber departed this life on December 19, 1998 leaving title vested in Franklin D. Therber.

And the said Franklin D. Therbert departed this life on June 18, 2021.

Less and Except that portion of the property conveyed to Trustees, Woodbine United Pentecostal Church of record as Book 3916 page 635 in the Register's Office for Davidson County, Tennessee, dated July 22, 1965 and recorded on July 27, 1965.

Being also known as 327 Elberta Street, Nashville, TN 37210 / Parcel No. 119 05 0 170.00

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, 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 September 16, 2022 (date of document).

Affiant Signature

5/2/2022
Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me this 2nd day of MAY, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

