Prepared by:
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103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,750,000.00

Affiant

Subscribed and sworn to before me this 27th day of February, 2025.

Notary Public
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON

Karen Johnson Davidson County
Batch# 1241857 DEEDWARR
02/27/2025 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $6,475.00
20250227-0014641

Address of New Owner:	Send Tax Bills to:	Tax Information
Fiona Whelan Prine Family Trust 194 Forestwood Dr. Nashville, TN 37209	Same	103-05-0-029

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Russell Brandon Bundren and Heidi Katrina Bundren, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Fiona Whelan Prine, Trustee of Fiona Whelan Prine Family Trust dated May 27, 2008 and amended and restated on January 30, 2014,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 80, Hillwood Park, as shown on plat of record in Plat Book 3300 Pages 27-28, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Russell Brandon Bundren and Heidi Katrina Bundren, husband and wife, by deed from Drees Premier Homes, Inc., an Ohio Corporation, of record in Instrument No. 20150615-0056885, Register's Office for Davidson County, Tennessee, and dated June 15, 2015 and corrected by Deed of record in Instrument No. 20250213-0011010, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

202502270014641

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Hillwood Park of record in Plat Book 3300 Page 2728 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded in Book 3312, Page 104 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 194 Forestwood Drive, Nashville, TN 37209

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 27th day of February, 2025.

Russell Brandon Bundren

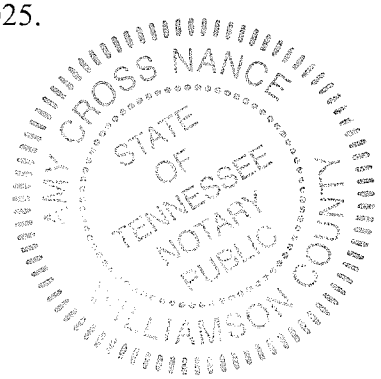
Heidi Katrina Bundren

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of February, 2025, before me personally appeared Russell Brandon Bundren and Heidi Katrina Bundren, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of February, 2025.

Notary Signature
My commission expires: 2/7/27



202502270014641

I, Sheri Engel, 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 this 27th day of February, 2025

Sheri Engel

Dated 2/27/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 27th day of February, 2025

My commission expires: 2/7/27

Notary Public

