BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson
Batch # 1311223
08/18/2025 09 53 05 AM
Fees $13 00 Taxes $2,830 50

Davidson County
DEEDWARR
2 pgs

20250818-0065555

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF August, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 11/2/2026

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Girand Family Revocable Trust U/T/A dated May 9, 2009, as amended and restated	Girand Family Revocable Trust U/T/A dated May 9, 2009, as amended and restated	
(NAME) 1221 Stratford Ave	(NAME) 2001 Los Poblanos Place NW	061-15-0-382 00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Los Ranchos, NM 87107	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **FIONA WHELAN PRINE, TRUSTEE OF THE FIONA WHELAN PRINE FAMILY TRUST UAD MAY 27, 2008, AS AMENDED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DUB GIRAND AND ROBIN GAIL GIRAND, TRUSTEES OF THE GIRAND FAMILY REVOCABLE TRUST U/T/A DATED MAY 9, 2009, AS AMENDED AND RESTATED,** HEREINAFTER CALLED THE GRANTEES, 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 51.77 feet of Lot No. 267 and the westerly 51.77 feet of the southerly 85 feet of Lot No. 266 on the Map of Inglewood Place, as of record in Book 332, Page 101, Register's Office for said County. Said part Lots of No. 267 and 266 fronts 51.77 feet on the northerly side of Stratford Avenue and runs back between parallel lines 200 feet to deadline.

Being the same property conveyed to Fiona Whelan Prine, Trustee of The Fiona Whelan Prine Family Trust UAD May 27, 2008, as Amended by Warranty Deed from David Peiffer and Rachel Peiffer, a married couple, of record in Instrument No. 20210419-0051983 Register's Office for Davidson County, Tennessee, dated April 09, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1221 Stratford Ave, Nashville, TN 37216
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my hand this 15th day of August, 2025

FIONA WHELAN PRINE FAMILY TRUST DATED MAY 27, 2008

BY Fiona Whelan Prine Trustee

FIONA WHELAN PRINE, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Fiona Whelan Prine with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of Fiona Whelan Prine Family Trust dated May 27, 2008, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust

Witness my hand and official seal this 15th day of August, 2025

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public