WARRANTY DEED

Karen Johnson Davidson County
Batch# 1311685 DEEDWARR
08/19/2025 11:13:30 AM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20250819-0066192

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Janice Singleton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF August, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KARLA A. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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:
1032 Herman, LLC, a Tennessee limited liability company	1032 Herman, LLC, a TN Limited Liability Company	
(NAME) 1032 Herman Street	(NAME) 1316 Stratford Ave	092-04-0-283.00
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville TN 37216	
(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 U/A/D MAY 27, 2008, AS AMENDED AND FIONA WHELAN PRINE, TRUSTEE OF THE JOHN PRINE FAMILY TRUST U/A/D MAY 27, 2008, AS AMENDED AND RESTATED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1032 HERMAN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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 Fiona Whelan Prine, Trustee of the Fiona Whelan Prine Family Trust u/a/d May 27, 2008, as amended and Fiona Whelan Prine, Trustee of the John Prine Family Trust u/a/d May 27, 2008, as amended and restated by Warranty Deed from Edward P. Jakaway of record in Instrument No. 20220512-0054509 Register's Office for Davidson County, Tennessee, dated May 02, 2022.

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 1032 Herman Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

CH2025-1007

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 18th 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 18th day of August, 2025.

Commission expires:

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

Notary Public

CH2025-1007

Witness my hand this 18th day of August, 2025

JOHN PRINE FAMILY TRUST U/A/D 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 John Prine Family Trust u/a/d May 27, 2008, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 18th day of August, 2025.

Commission expires:

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

Notary Public

CH2025-1007

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 8/19/25.

John M. Lee, Attorney

Date: 8/19/25

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 19 day of August 2025.

Notary Public

MY COMMISSION EXPIRES:
8-31-2027

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY