WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF August, 2025

Notary Public
MY COMMISSION EXPIRES 11/2/2026

CHRISTINA HIGGINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

BOX 10-A

Karen Johnson
Batch # 1314710
08/26/2025 10 02 25 AM
Fees $13 00 Taxes $2,090 50

Davidson County
DEEDWARR
2 pgs

20250826-0068117

File #25-TC-0522-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Fiona Whelan Prine, Trustee of Fiona Whelan Prine Family Trust dated 05/27/2008 and amended and restated 07/24/2019	New Owner	
(NAME)	(NAME)	**131 06 0D 522.00**
522 Belair Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOANN E. VELEZ, A SINGLE WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

FIONA WHELAN PRINE, TRUSTEE OF FIONA WHELAN PRINE FAMILY TRUST DATED 05/27/2008 AND AMENDED AND RESTATED 07/24/2019,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No 522 on the Plan of BURTON HILLS TOWNHOMES, VILLAGE OF BELAIR, PHASE I, a Condominium, of record in Exhibit B of the Master Deed of record in Book 6690, Page 70, as amended in Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6911, Page 827, Book 6962, Page 325, Book 9398, Page 43 and Instrument Nos 20010627-0068123, 20050708-0079325, 20031016-0153582, 20160113-0003443, 20160526-0053151 and 20240508-0033807, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Joann E Velez, a single person, by Warranty Deed from Pamela Y Horowitz, Married, of record in Instrument No 20200826-0096872, in the Register's Office of Davidson County, Tennessee, dated August 21, 2020 and recorded on August 26, 2020

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURTON HILLS, as recorded in Plat Book 6250 Page 284 and Revised in Plat Book 6250, Page 649, Resubdivision in Plat Book 6250, Page 978
* Declaration of Covenants, Conditions and Restrictions recorded in Book 6517, Page 522, as amended in Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, Book 7146, Page 188 and Book 9882, Page 733 and Assignment of Rights and Status of Developer recorded in Book 8967, Page 735
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BURTON HILLS TOWNHOMES, VILLAGE OF BELAIR, PHASE I Condominium of record in Book 6690, Page 70, as amended in Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6911, Page 827, Book 6962, Page 325, Book 9398, Page 43 and Instrument Nos 20010627-0068123, and as Re-recorded in Instrument No 20050708-0079325 and as further amended in Instrument Nos 20031016-0153582, 20160113-0003443 , 20160526-0053151 and 20240508-0033807, also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions recorded in Book 6326, Page 588

* Easement for Sanitary Sewer, recorded in Book 7240, Page 543, Book 7240, Page 551, Book 7240, Page 559, Book 7240, Page 563, Book 7240, Page 567, Book 7240, Page 571 and Book 7275, Page 826
* Easement for Water Main, recorded in Book 7240, Page 580, Book 7240, Page 585, Book 7240, Page 590, Book 7240, Page 600, Book 7240, Page 605 and Book 7240, Page 610
* Agreement as set forth in instrument recorded in Book 6470, Page 383, Book 6655, Page 47, Book 7147, Page 411 and Book 7147, Page 416
* Charter for Burton Hills Homeowners Association, Inc Recorded in Book 6517, Page 505 , Book 6921, Page 216, Book 6665, Page 18, Book 6921, Page 220
* Common Open Space Deed Recorded in Book 9879, Page 162
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as. **522 Belair Way, Nashville, TN 37215**

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, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 25th day of August, 2025

Joann E Velez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of August, 2025, before me personally appeared Joann E Velez, 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 25th day of August, 2025

Notary Signature
My commission expires

JOHN W BISHOP
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 08-10-2027