Karen Johnson Davidson County
Batch# 1361311 DEEDWARR
12/23/2025 02:45:30 PM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20251223-0102234

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 12/19/28

(AFFIX SEAL)

APRIL SUMRUD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES

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
Thaddeus William Kopec, Jr	NEW OWNER	
(NAME)	(NAME)	104-16-0E-018.00-CO
2120 Belmont Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, WE, **FIONA WHELAN PRINE, TRUSTEE OF THE JOHN PRINE FAMILY TRUST U/A 05/27/2008 AND FIONA WHELAN PRINE, TRUSTEE OF THE FIONA WHELAN PRINE FAMILY TRUST U/A 5/27/2008**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THADDEUS WILLIAM KOPEC, JR,** 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 Unit No. C1 of Albemarle Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by Master Deed of Albemarle Condominiums of record in Instrument No. 20060309-0027782, and as amended in 200270131-0012862, Register's office for Davidson County, Tennessee.

Being the same property conveyed to John Prine, Trustee of The John Prine Family Trust U/A 05/27/2008 and Fiona Whelan Prine, Trustee of The Fiona Whelan Prine Family Trust U/A 05/27/2008 by Warranty Deed from Daniel L. Telford and wife, and Sherree A. Telford of record in Instrument No. 20150513-0043747 Register's Office for Davidson County, Tennessee, dated May 11, 2015 and recorded on May 13, 2015.

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 2120 Belmont Blvd, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

CH2025-1579

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 11th day of December, 2025

THE JOHN PRINE FAMILY TRUST

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 The John Prine Family Trust, 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 11th day of December, 2025.

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

Commission expires:

Notary Public

CH2025-1579

Witness my hand this 11th day of December, 2025

THE FIONA WHELAN PRINE FAMILY

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 11th day of December, 2025.

Commission expires:



Notary Public

CH2025-1579

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 12-11-2025.

Affiant Signature

22nd day of December, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028