BOX 10-A

WARRANTY DEED

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

Karen Johnson | Davidson County
Batch # 1364095 | DEEDWARR
12/31/2025 10:54:41 AM | 3 pgs
Fees: $18.00 Taxes: $888.00

20251231-0104419

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF December, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRISTINA HIGGINS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My 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 NUMBER
Elizabeth Trinkler	SAME AS NEW OWNER	
(NAME)	(NAME)	116-13-0C-033.00-CO
105 Leake Ave, 33		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 FIONA WHELAN PRINE FAMILY TRUST U/A 5/27/2008, AND FIONA WHELAN PRINE, TRUSTEE OF THE JOHN PRINE FAMILY TRUST U/A 05/27/2008**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH TRINKLER, A SINGLE WOMAN,** 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:

A certain Condominium Apartment in Davidson County, Tennessee, described as follows, to wit: Apartment No. 33 in Belle Meade Tower, a Horizontal Property Regime, as shown on the Plat of Belle Meade Tower, of record in Instrument No. 20001020-0104050, Register' s Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Fiona Whelan Prine, Trustee of The Fiona Whelan Prine Family Trust Agreement UAD May 27, 2008 and John Prine, Trustee of The John Prine Family Trust Agreement UAD May 27, 2008, by Warranty Deed from Catharine D. Smith, Trustee of The Catharine D. Smith Revocable Trust Agreement UAD January 27, 2000 of record in Instrument No. 20180220-0016217 Register's Office for Davidson County, Tennessee, dated February 20, 2018 and recorded on February 20, 2018.

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 105 Leake Ave, 33, Nashville, TN 37205
(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 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:

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

Notary Public

Witness my hand this 11th day of December, 2025

THE JOHN PRINE FAMILY TRUST

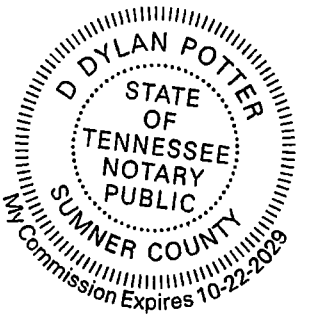
BY: Fiona Whelan Prine, Trustee
FIONA WHELAN PRINE, TRUSTEE

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.

Commission expires:



Notary Public