This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24492-AP

Karen Johnson Davidson County
Batch# 1303921 DEEDWARR
07/31/2025 07:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250731-0060371

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of July, 2025.

Notary Public
My Commission Expires: 9/13/2028

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Claire M. Rice Angela C. Rice 6914 Highland Park Drive Nashville, TN 37205	Stifel Bank and Trust 12655 Olive Blvd Ste 250 St. Louis, MO 63141	143-03-0A-012-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Emily Lartigue, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Claire M. Rice, a single person, and Angela C. Rice, a married person**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit D-2, (a family unit type II), together with Carport D-2, and together with the appurtenant interest in the common elements of Harpeth Glen Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed establishing a horizontal property regime of Harpeth Glen Condominiums, of record in Book 4546, page 658; as amended and supplemented in Book 4549, page 502; Book 4630, page 504; Book 4775, page 384; Book 4872, page 973; Book 9797, page 493; and in Instrument No. 20230111-0002401, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan of Phase Two, Harpeth Glen Condominium Apartments, of record in Book 4460, page 99, said Register's Office. The easements, including, but not limited to, 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, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Harpeth Glen Condominiums provided in said Master Deed, as amended and supplemented, together with the By-Laws as recorded and amended, the aforementioned site-plan as recorded, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Emily Lartigue by Warranty Deed from Phuoc Vinh Phan, a married man, dated May 23, 2022, recorded May 31, 2022, of record in Instrument No. 20220531-0062374, Register's Office for Davidson County, Tennessee.

This is improved property located at: **6914 Highland Park Drive, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of July, 2025.

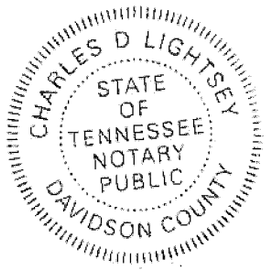
GRANTOR:

Emily Lartigue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Emily Lartigue, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of July, 2025.



Notary Public
My Commission expires: 5/5/26

Certificate of Authenticity

I, Joshua A. Terry, 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 July 29 2025.

Affiant Signature – Joshua A. Terry

7/30/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/30/2025

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27