STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 18th day of March, 2026.

Notary Public
My commission expires: 02/03/2030

M.R. SCHODROSKI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMM. EXPIRES 02/03/2030

Karen Johnson Davidson County
Batch # 1395352 DEEDWARR
03/20/2026 09:58:15 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20260320-0022271

**THIS INSTRUMENT WAS PREPARED BY**
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: (If left blank, send to new owner at property address) | Map-Parcel Numbers: |
|---|---|---|
| **Ginger Armstrong** | | **04303A00600CO** |
| **7747 Indian Springs Dr** | | |
| **Nashville, TN 37221** | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Jamie Orr, Trustee of the Orr Family Irrevocable Income Only Trust dated June 26, 2020**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Ginger Armstrong**

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. E-5 on the Plan of PHASE TWO HARPETH GLEN CONDOMINIUM APARTMENTS, of record in Plat Book 4460, Page 99, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Orr Family Irrevocable Income Only Trust dated June 26th, 2020, by Quitclaim Deed from Orville Lee Orr (being one and the same as Orvil L. Orr), by and through his attorney-in-fact, Jamie G. Orr, and Shirley F. Orr, of record in Instrument No. 20200721-0079757, in the Register's Office of Davidson County, Tennessee, dated June 26, 2020 and recorded on July 21, 2020.

Being the same property conveyed to Orvil L. Orr, a single person and Shirley Orr, a single person, by Warranty Deed from Herman L. Rogers and wife, Mary M. Rogers, of record in Instrument No. 20010228-0018510, in the Register's Office of Davidson County, Tennessee, dated February 27, 2001 and recorded on February 28, 2001.The said Shirley Orr is one and the same as Shirley F. Orr.
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved ( X ) unimproved (____) property known as 6950 Highland Park D, Nashville, TN 37205.

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 in 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.

_____ Date: 3/17/26
Orr Family Irrevocable Income Only Trust dated June 26, 2020
By Jamie Orr, Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Jamie Orr with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is/are Trustee of Orr Family Irrevocable Income Only Trust dated June 26, 2020 and that they are authorized by Orr Family Irrevocable Income Only Trust dated June 26, 2020 to execute this instrument on its behalf.

Witness my hand, at office, this 17th day of March 2026.

MARK B LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2029
DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 5/8/29