Karen Johnson Davidson County
Batch# 1426905 DEEDWARR
06/01/2026 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,938.80
20260601-0049084

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260554438

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $524,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of May, 2026.

Notary Public
My Commission Expires: 9/15/27

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Anthony Ward and Emily Leone Cassulo 1613A 7th Avenue North Nashville TN 37208	New Owner	Tax Parcel ID No. 081 12 0C 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bryan A. Harpine and Beverly J. Harpine, Trustees of the Harpine Revocable Living Trust, under Agreement dated December 23, 2003** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MICHAEL A WARD A/K/A MICHAEL ANTHONY WARD, AN UNMARRIED MAN, AND EMILY L CASSULO A/K/A EMILY LEONE CASSULO, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A on the plan of 1613 7TH AVENUE TOWNHOMES, as established by the Master Deed Establishing 1613 7th Avenue Townhomes, of record in Instrument No. 20041115-0136919, as corrected in Instrument No. 20041122-0139584, Register's Office for said County, and shown on the Condominium Exhibit as Exhibit A to the Master Deed and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Bryan A. Harpine and Beverly J. Harpine, Trustees of the Harpine Revocable Living Trust, under Agreement dated December 23, 2003, by Warranty Deed from Elliott Rushing and Kesha R. Rushing, a married couple, of record in Instrument No. 20180619-0058814, in the Register's Office of Davidson County, Tennessee, dated June 18, 2018, and recorded on June 19, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NORTH NASHVILLE REAL ESTATE COMPANY, as recorded in Plat Book 21, Page 105.

Covenants, Conditions and Restrictions as set forth in Master Deed Establishing 1613 7th Avenue Townhomes recorded in Instrument No. 20041115-0136919 as corrected by Scrivener's Affidavit recorded in Instrument No. 20041122-0139584.

This is improved property located at 1613A 7th Avenue North Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 27th day of May, 2026.

The Harpine Revocable Living Trust, under Agreement dated December 23, 2003

Bryan A. Harpine Trustee
BY: Bryan A. Harpine, Trustee

Beverly J. Harpine, Trustee
BY: Beverly J. Harpine, Trustee

STATE OF Maine)
COUNTY OF Kennebec)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bryan A. Harpine and Beverly J. Harpine, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of THE HARPINE REVOCABLE LIVING TRUST, UNDER AGREEMENT DATED DECEMBER 23, 2003 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of May, 2026.

Linda Morin

Notary Public
My Commission Expires: 02-23-2028

LINDA MORIN
Notary Public - Maine
My Commission Expires Feb 23, 2028

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 5/21/26.

Affiant Signature – Joshua A. Terry

5/29/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/29/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27