Karen Johnson Davidson County
Batch# 1438139 DEEDWARR
06/25/2026 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,909.20
20260625-0057394

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

CRT File No. 260554502

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $516,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of June, 2026.

Notary Public
My Commission Expires: 5-21-30

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amanda Thomas 1613B 7th Avenue North Nashville TN 37208	New Owner	Tax Parcel ID No. 081 12 0C 002.00

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, **Stephen Harpine, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda Thomas, unmarried woman,** ("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 B, 1613 7TH AVENUE TOWNHOMES, as established under Master Deed of record in Instrument Number 20041115-0136919, as corrected by Scrivener's Affidavit of record in Instrument No. 20041122-0139584, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen Harpine, an unmarried man, by Warranty Deed from Margaret H. Buxton and Robert E. Buxton, Jr., wife and husband, of record in Instrument No. 20150126-0007066, in the Register's Office of Davidson County, Tennessee, dated January 15, 2015 and recorded on January 26, 2015.

Alexandra Harpine joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20041115-0136919 and Scrivener's Affidavit recorded in Instrument No. 20041122-0139584.

This is improved property located at 1613B 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 12th day of June, 2026.

Stephen Harpine

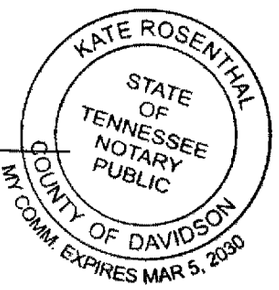
Alexandra Harpine

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen Harpine and Alexandra Harpine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2026.

Notary Public
My Commission Expires: _____



CERTIFICATE OF AUTHENTICITY

I, Blake Harris Reynolds, do hereby make oath that I am a licensed attorney and/or 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 12th day of June, 2026.

Blake Harris Reynolds
Date: 6-17-2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17th day of June, 2026.

Notary Public
My Commission Expires: 8/15/27

