Karen Johnson Davidson County
Batch# 1455510 DEEDWARR
08/04/2026 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20260804-0071523

WARRANTY DEED

ABBY MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 5, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF July, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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 NUMBERS
Brittany Lipscomb	Brittany Lipscomb	
(NAME)	(NAME)	
6950 Highland Park Dr	6950 Highland Park Dr	143 03 0A 006.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	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, **GINGER ARMSTONG, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRITTANY LIPSCOMB, UNMARRIED,** 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, together with the appurtenant interest in the common elements of Harpeth Glen Condominiums, a horizontal property regime established by Master Deed 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 Instrument No. 20230111-0002401, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A to the First Amendment To Master Deed of record in Book 4630, Page 504 and being also depicted on the Plan of Phase Two, Harpeth Condominium Apartments, of record in Plat Book 4460, page 99, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ginger Armstrong, by Warranty Deed from Jamie Orr, Trustee of the Orr Family Irrevocable Income Only Trust dated June 26, 2020, of record in Instrument No. 20260320-0022271, in the Register's Office of Davidson County, Tennessee, dated March 17, 2026 and recorded on March 20, 2026.

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.

The property described above was used for investment purposes only and has never been the residence Of the Grantor.

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 6950 Highland Park Dr, 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 30th day of July, 2024

GINGER ARMSTONG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ginger Armstong, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of July, 2024.

Commission expires: 10/4/27

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/4/27

Notary Public

Tennessee Certification of Electronic Document

I, George Mudter, 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 7/30/26 (date of document).

Affiant Signature

7/31/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

