WARRANTY DEED

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson
Batch # 1285591
06/18/2025 10 03 20 AM
Fees $13 00 Taxes $1,174 75

Davidson County
DEEDWARR
2 pgs

20250618-0047941

(SEAL)
JAMES A. WAECHTER TENNESSEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,500 00

Melody E Laxton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF June, 2025

Notary Public
MY COMMISSION EXPIRES 11-8-27

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Helen Lee. Jortner Living Trust dated 6/11/25, and any amendments thereto	**NEW OWNER**	
(NAME)	(NAME)	**143 03 0C 007.00**
6903 Highland Park Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOHN C. BOWERS, EXECUTOR OF THE ESTATE OF MARGARET P. BOWERS,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

HELEN LEE JORTNER, TRUSTEE OF THE HELEN LEE JORTNER LIVING TRUST DATED 6/11/25, AND ANY AMENDMENTS THERETO,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

UNIT NO B1, together with the carport designated No B-1B in a Horizontal Property Regime located on the Plan of PHASE ONE, HARPETH GLEN CONDOMINIUM APARTMENTS of record in Plat Book 4460, Page 42, said Register's Office, to which plan reference is hereby made

Being the same property conveyed to Margaret P Bowers, by Warranty Deed from Allen N Klein and wife, Janice F Klein, of record in Book 9361, Page 908, in the Register's Office for Davidson County, Tennessee, dated May 27, 1994 and recorded on May 31, 1994 The said Margaret P Bowers died testate on May 12, 2024, granting the said John C Bowers as Executor, with the power to sell See Probate Case 24P1095, Davidson County Seventh Circuit Court

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE HARPETH GLEN CONDOMINIUM APARTMENTS, as recorded in Plat Book 4460, Page(s) 42
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PHASE ONE HARPETH GLEN CONDOMINIUM APARTMENTS Condominium of record in Book 4546, Page 658 as amended in Book 4630, Page 504, Book 4775, Page 384, Book 4872, Page 973 and Supplement and Amendment recorded in Book 9797, Page 493 and Amendment to the Master Deed recorded in Instrument No 20230111-0002401, also subject to easements, rights and interests in favor of other unit owners, and 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
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4889, Page 192 and Book 5360, Page 320
* Easement for Access Roads, Reservoir and Pumping Station Site and Water Mains and Appurtenances, recorded in Book 5099, Page 783 and Book 5142, Page 694
* By-Laws for Harpeth Glen Condominium recorded in Book 5583, Page 756 as amended in Book 5720, Page 447 and Book 7538, Page 346 and Scrivener's Affidavit recorded in Instrument No 20110624-0048453, Book 8017, Page 310, Instrument No 20010123-0006812, Instrument No 20070724-0087868 and Instrument No 20230111-0002545
* Charter for Harpeth Glen Corp recorded in Book 4452, Page 916
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **6903 Highland Park Drive, 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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 16th day of June, 2025

The Estate of Margaret P Bowers

By _____
John C Bowers, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, John C Bowers with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Executor of the Estate of Margaret P. Bowers, and who further acknowledged that he is authorized by said Estate to execute the within instrument as Executor

Witness my hand at office, this 16th day of June, 2025

_____
Notary Signature
My commission expires

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027