Box 14
26-42-SH

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1391683 DEEDWARR
03/12/2026 09:21:19 AM 3 pgs
Fees: $18.00 Taxes: $2,745.40
20260312-0019635

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $742,000.00.

Molly E. Fort
Affiant

Subscribed and sworn to before me, this the 11th day of March, 2026.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 11/19/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
J. Anthony Fort and Molly E. Fort	**"NEW OWNER"**	**116-13-0C-042.00co**
105 Leake Avenue #42		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Nancy S. Phipps, Trustee of the Jean M. Banner Revocable Trust U/A/D October 23, 2001, and any amendments thereto

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

J. Anthony Fort and Molly E. Fort, husband and wife

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 42, together with Parking Space No. 32, of the Belle Meade Tower Condominium Apartments, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and established by a Master Deed for Belle Meade Tower Condominiums, of record in Book 4469, Page 530, as corrected in Book 4494, Page 489, and as amended in Book 4631, Page 407, in Book 4631, Page 410, in Book 4851, Page 950, in Instrument No. 200008030076841, and in Instrument No. 20030725-0104241, in Instrument No. 20120405-0029426, combining Unit Nos. 42 & 43 into one Unit nka Unit 42, and further Restated in Instrument No. 20130214-0015134, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4469, Page 549, and as amended in Book 5046, Page 828, in Instrument No. 20000614-0059221, in Instrument No. 20030902-0126376, in Instrument No. 20120405-0029434, and Restated in No. 20130214-0015134, and further amended in Instrument No. 20170808-0081199, Instrument No. 20181029-0106810, and Instrument No. 20191002-0100771, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Revised Plan of Belle Meade Tower Condominium Apartments, of record in Instrument No. 20001020-0104050, revising Plat Book 4175, Page 159, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Jean M. Banner, unmarried by Warranty Deed dated August 31, 2006, from Martin B. Shuster and wife, Laura S. Shuster, of record in Instrument No. 20060908-0111327, and

further being the same property conveyed to Jean M. Banner, unmarried by Warranty Deed dated September 25, 2008, from Virginia P. Potter, unmarried of record in Instrument No. 20080930-0099008, said Register's Office for Davidson County, Tennessee. Unit Nos. 42 & 43 were combined into one Map and Parcel and is now known as Map and Parcel 116-13-0C-042.00co as referenced in Property Modifications Letter by the Metropolitan Nashville Planning Department of record in Instrument No. 20081222-0121700, said Register's Office. Jean M. Banner quitclaimed her interest in said property to Jean M. Banner, Trustee of the Jean M. Banner Revocable Trust dated October 23, 2001, her successors and assigns, with power to grant, bargain, mortgage and convey without the joinder of any beneficiary, all of her right, title and interest in and to the above described property, by Quitclaim Deed dated May 04, 2017, of record in Instrument No. 20170512-0047584, said Register's Office. Jean M. Banner aka Jean McElvey Banner died March 9, 2025, and Nancy S. Phipps, is the sole Trustee of the Jean M. Banner Revocable Trust dated October 23, 2001.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as shown in Instrument No. 20001020-0104050, revising Plat Book 4175, Page 159, said Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Master Deed of Belle Meade Tower Condominiums of record in Book 4469, Page 530, corrected in Book 4494, Page 489, and amended in Book 4631, Page 407, Book 4631, Page 410, Book 4851, Page 950, Instrument No. 20000803-0076841, Instrument No. 20030725-0104241, Instrument No. 20120405-0029426, and Restated in Instrument No. 20130214-0015134, and By-Laws appended thereto in Book 4469, Page 549, and amended in Book 5046, Page 828, Instrument No. 20000614-0059221, Instrument No. 20030902-0126376, Instrument No. 20210405-0029434, and Restated in Instrument 20130214-0015134, and further amended in Instrument No. 20170808-0081199, Instrument No. 20181029-0106810, and Instrument No. 20191002-0100771, said Register's Office.**

3) **Charter of Belle Meade Tower Condominium Association of record in Instrument No. 20120405-0029415, said Register's Office.**

4) **Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3839, Page 983, Book 4790, Page 319, and Book 4925, Page 594, said Register's Office.**

5) **Easement to American Telephone and Telegraph Co. of record in Book 1207, Page 547, said Register's Office.**

6) **Easement Agreement of record in Book 3183, Page 201, said Register's Office.**

7) **Permanent Temporary Easement for the Construction of Bridge and Channel Change of record in Book 4355, Page 696, said Register's Office.**

8) **Grant of Gas Service Line of Fuel Line Easement of record in Book 6701, Page 203, said Register's Office for Davidson County, Tennessee.**

9) **Right of Way and Easement to South Central Bell Telephone Company of record in Book 9351, Page 933, said Register's Office.**

10) **Memorandum of Lease to Bellsouth Mobility, Inc., of record in Book 10468, Page 321, amended in Instrument No. 20200214-0017000, said Register's Office.**

11) **Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20140314-0021538, and Instrument No. 20180611-0055678, said Register's Office.**

12) **Property Modifications to combine Unit Nos. 42 and 43 into one Tax Map & Parcel being Map 116-13-0-C-042.00CO, by Metropolitan Nashville Planning Department dated December 22, 2008, of record in Instrument No. 20081222-0121700, said Register's Office.**

13) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes not yet due and payable.**

This is improved property, known as 105 Leake Avenue, # 42, 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) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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 11th day of March, 2026.

Nancy S Phipps, Trustee

Nancy S. Phipps, Trustee of the Jean M. Banner Revocable Trust U/A/D October 23, 2001, and any amendments thereto

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Nancy S. Phipps, Trustee of the Jean M. Banner Revocable Trust U/A/D October 23, 2001, and any amendments thereto the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of March, 2026.

Notary Public

My Commission Expires: 11/19/28

