WARRANTY DEED

Karen Johnson Davidson County
Batch# 1173629 DEEDWARR
08/26/2024 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $5,919.96
20240826-0065122

File #24-TC-0309-605

(SEAL)
JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,599,990.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF August, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

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)
The North Star Trust	**New Owner**	
(NAME) **509 Craighead ST, Ste 110**	(NAME)	**093 06 1D 605.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(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,

DANIEL S. JAVIER, AN UNMARRIED MAN,

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

AUSTIN MAHONE AND DWIGHT P. WILES AS TRUSTEES OF THE NORTH STAR TRUST REVOCABLE TRUST DATED AUGUST 20TH, 2024,

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 PH 605, and two parking spaces, The Exchange Lofts of THE BANNER BLOCK CONDOMINIUMS, as established under Master Deed of record in Instrument 20050527-0060419, as amended in Instrument No. 20050927-0115946, Notice of Adoption of Resolution recorded in Instrument No. 20240422-0028422; Instrument No. 20060728-0091581; Instrument No. 20060731-0092812; Instrument No. 20060907-0110529; Instrument No. 20061013-0127441; Instrument No. 20061027-0133858; Instrument No. 20180315-0024341, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Daniel S. Javier, by Warranty Deed from The Exchange Lofts, LLC, of record in Instrument No. 20050826-0102381, in the Register's Office of Davidson County, Tennessee, dated August 19, 2005, and recorded on August 26, 2005. also see Scrivner's Affidavit recorded in Instrument No. 20051019-0126059.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE BANNER BLOCK Condominium of record in Instrument 20050527-0060419, as amended in Instrument No. 20050927-0115946, Notice of Adoption of Resolution recorded in Instrument No. 20240422-0028422; Instrument No. 20060728-0091581; Instrument No. 20060731-0092812; Instrument No. 20060907-0110529; Instrument No. 20061013-0127441; Instrument No. 20061027-0133858; Instrument No. 20180315-0024341; 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.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7423, Page 374; Book 8421, Page 587 and Book 9208, Page 613.

*Ordinance No. 097-755 recorded in Book 10512, Page 464 and Ordinance No. BL2002-1033 recorded in Instrument No. 20020626-0076795.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **309 Church Street, Unit 605, Nashville, TN 37201**.

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 22nd day of August, 2024.

Daniel S. Javier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of August, 2024, before me personally appeared Daniel S. Javier, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of August, 2024.

Notary Signature
My commission expires:

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

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Aug 22, 24 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

Aug 23, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23 day of Aug, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026