WARRANTY DEED

Karen Johnson Davidson County
Batch# 1335993 DEEDWARR
10/20/2025 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20251020-0083349

File #25-TC-0309-302

(SEAL)

CARLA R. DILLARD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF October, 2025.

Notary Public
MY COMMISSION EXPIRES: 2.8.27

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)
Jolyn Farber	Same	
(NAME)	(NAME)	**093 06 1D 302.00**
309 Church Street, #302		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(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,

GEORGE PAPPAS, TRUSTEE OF GEORGE PAPPAS REVOCABLE TRUST DATED JULY 25, 2024,

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

JOLYN FARBER,

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 302 of The Exchange Lofts of THE BANNER BLOCK CONDOMINIUMS, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Exchange Lofts of The Banner Lofts of THE BANNER BLOCK CONDOMINIUMS of record in Instrument Number 20050527-0060419, as Amended in Instrument No. 20050927-0115946, Instrument No. 20060728-0091581, Instrument No. 20060731-0092812, Instrument No. 20060907-0110529, Instrument No. 20061013-0127441, Instrument No. 20061027-0133858 and Instrument No. 20180315-0024341, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof, said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in the Master Deed.

Being the same property conveyed to George Pappas, a single man, by Warranty Deed from Thomas K. Brown and Lisa C. Brown, husband and wife, of record in Instrument No. 20160928-0102072, in the Register's Office of Davidson County, Tennessee, dated September 07, 2016 and recorded on September 28, 2016.

Being the same property conveyed to George Pappas as Trustee of the George Pappas Revocable Trust, dated July 25, 2024, by Quitclaim Deed from George Pappas, a single man, of record in Instrument No. 20240730-0057285, in the Register's Office of Davidson County, Tennessee, dated July 25, 2024 and recorded on July 30, 2024.

This conveyance is subject to:
* Property Taxes for the year 2025 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 Number 20050527-0060419, as Amended in Instrument No. 20050927-0115946, Instrument No. 20060728-0091581, Instrument No. 20060731-0092812, Instrument No. 20060907-0110529, Instrument No. 20061013-0127441 and Instrument No. 20061027-0133858, Instrument No. 20180315-0024341 and Notice of Adoption of Resolution recorded in Instrument No. 20240422-0028422 and Waiver of First Purchase Right recorded in Instrument No. 20240724-0055917; 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 9028, Page 613 and Amended in Instrument No. 20020626-0076795.
* Agreement as set forth in instrument recorded in Book 148, Page 264.
* Charter for The Exchange Lofts Condominium Association, Inc. recorded in Instrument No. 20050607-0064900; Instrument No. 20041001-0118481 and amended in Instrument No. 20050511-0053156.
* 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, #302, 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 2 day of October, 2025.

George Pappas Revocable Trust dated July 25, 2024

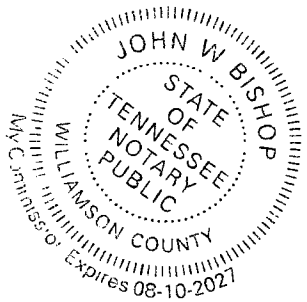
By: _____
George Pappas, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, George Pappas 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 Trustee of the George Pappas Revocable Trust dated July 25, 2024, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand, at office, this 2 day of October, 2025.

_____
Notary Signature
My commission expires:



Certificate of Authenticity

I, **Carla R. Dillard**, 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 10-20, 25.

10-20-25

Name: Carla R. Dillard
Title: President

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me on 10-20, 2025.

Notary Public: Judy Reed
My Commission Expires: 11-22-25

JUDY REED
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD