THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251152756**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $632,440.00. Affiant Subscribed and sworn to before me, this 8th day of December, 2025. Notary Public My Commission Expires: 9-7-2026

BARBARA A. MCGINTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1355839 DEEDWARR
12/09/2025 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $2,340.03
20251209-0097941

WARRANTY DEED

Address New Owner: Reva Pearlstein 205 31st Avenue North, Unit 208 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-02-0C-208.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adam Brian King, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Reva Pearlstein, a single woman,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 208, together with Parking Space No. 46, together with the appurtenant interest in the common elements of Midtown Lofts Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20050630-0075478, amended in Instrument No. 20060921-0117372, Instrument No. 20061016-0128233, Instrument No. 20070124-0009913, and Instrument No. 20070928-0115604, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to ALEXANDRA RUSSELL, by deed from MIDTOWN LOFTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20090601-0050343 , dated May 29, 2009 , said Register's Office.

Being the same property conveyed to ADAM BRIAN KING, by deed from ALEXANDRA RUSSELL, of record in Instrument No. 20250407-0026269, dated April 7, 2025, said Register's Office.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 104-02-0C-208.00 CO.

Matters shown on the Plan of record in Instrument No. 20050616-0069146, said Register's Office.

Master Deed and ByLaws of record in Instrument No. 20050630-0075478, amended in Instrument No. 20060921-0117372, Instrument No. 20061016-0128233, Instrument No. 20070124-0009913 and Instrument No. 20070928-0115604, said Register's Office.

This is improved property located at 205 31st Avenue North, Unit 208 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of December, 2025.

Adam Brian King

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me by means of an interactive two-way audio/video communication, a Notary Public in and for said County and State, the within named, Adam Brian King, 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.

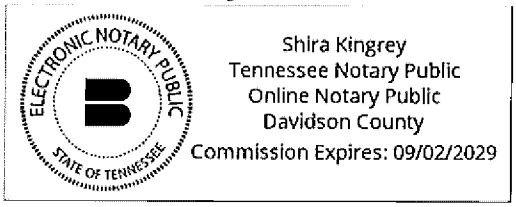
Witness my hand, at office, this 4th day of December, 2025.

Shira Kingrey

Notary Public

My Commission Expires:

Notarized online using audio-video communication



Certificate of Authenticity

I, **Barbara McGinty**, 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 December 8, 2025 (date of document).

Affiant Signature

Date 12-8-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8th day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 2/27/2029
COUNTY OF SUMNER