WARRANTY DEED

Karen Johnson Davidson County
Batch# 1364214 DEEDWARR
12/31/2025 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,583.60
20251231-0104598

File #25-TC-0309-O

(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $428,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF December, 2025.

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)
Alley204Investments, LLC	**NEW OWNER**	
(NAME) **420 County Road 793**	(NAME)	**093-06-1D-204-00**
(ADDRESS) **Brookland, AR 72417**	(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,

ANDREW R. EDSON, A MARRIED MAN,

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

ALLEY204INVESTMENTS, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY,

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:

Land in Davidson County, Tennessee, being Unit No. 204, and one parking space, THE EXCHANGE LOFTS OF THE BANNER BLOCK CONDOMINIUMS as established under Master Deed of record in Instrument No. 20050527-0060419, as amended in Instrument No. 20050927-0115946 and Notice of Adoption recorded in Instrument No. 20240422-0028422 and further amended in 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, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Andrew R. Edson, unmarried, by Warranty Deed from Kati L. Baumgartner, unmarried, of record in Instrument No. 20111201-0093671, in the Register's Office of Davidson County, Tennessee, dated November 30, 2011 and recorded on December 01, 2011. Andrew R. Edson has since married and this property was never the marital residence for the Grantor.

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 CONDOMINIUMS of record in Instrument No. 20050527-0060419, as amended in Instrument No. 20050927-0115946 and Notice of Adoption recorded in Instrument No. 20240422-0028422 and further amended in 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; 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.
* Charter for The Exchange Lofts Condominium Association, Inc. recorded as Instrument No. 20041001-0118481.
* Charter for Exchange Lofts Condominium Association, Inc. recorded as Instrument No. 20050607-0064900, as Amended in instrument No. 20050511-0053156.
* 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, #204, 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 30th day of December, 2025.

Andrew R. Edson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 2025, before me personally appeared Andrew R. Edson, 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 30th day of December, 2025.

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

Notary Signature
My commission expires:

True Copy Certification

I, **Tonya Cherry,** 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 this the 30 day of December, 2025.

Affiant Signature
Date 12/30/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of December, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

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