Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260654873

Karen Johnson Davidson County
Batch # 1440453 DEEDWARR
06/30/2026 09:46:08 AM 3 pgs
Fees: $18.00 Taxes: $1,624.30
20260630-0058917

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $439,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of June, 2026.

Notary Public
My Commission Expires:

CASEY BREWINGTON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Commission Expires November 14, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carol Haynes Smith 8420 Manana Way Fair Oaks, CA 95628	New Owner	Tax Parcel ID No. 093-06-1D-303.00-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, **Phillip Brian White and Jill Ann White, Trustees, or their Successors in interest, of the White Revocable Living Trust, Dated February 17, 2025** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carol Haynes Smith**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, State of Tennessee, Described as follows, to-wit:

Unit 303, the Exchange Lofts of Banner Block Condominiums, as established under Master Deed of record in Instrument Number 20050527-0060419, 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 Phillip Brian White and Jill Ann White, Trustees, or their Successors in interest, of the White Revocable Living Trust, Dated February 17, 2025, and any Amendments Thereto by Quit Claim Deed from Jill Ann Rochlitz, n/k/a Jill Ann White and husband, Phillip Brian White of record in Instrument No. 20250909-0072054 Register's Office for Davidson County, Tennessee, dated September 02, 2025 and recorded on September 09, 2025.

The execution of this instrument is effected by the signature of Jill Ann White as Attorney-in-fact for Phillip Brian White, which Power of Attorney is recorded in Instrument Number 20260630-0058916, in said Register's office.

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.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Site Plan attached as Exhibit F to the Master Deed of record in Instrument Number 20050527-0060419, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 200407080081245 and Termination of Horizontal Property Regime and Cancellation of Master Deed recorded in Instrument No. 20050527-0060418 and Instrument No. 20050527-0060419, amended in Instrument 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 and Instrument No. 20240422-0028422, Register's Office for Davidson County, Tennessee, but omitting any

covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Subject to Capital Mall Redevelopment Plan containing Restrictive Covenants in Book 7423, Page 374, Book 8421, Page 587, Book 9208, page 613, Book 10512, Page 464 and Instrument No. 20020626-0076795, Register's Office for Davidson County, Tennessee.

Agreement involving the East Wall of the land in question as set forth in the Deed from Jere Baxter to Baxter Court of record in Book 148, Page 264, in the Register's Office for Davidson County, Tennessee.

Charter of The Exchange Lofts Condominium Association, Inc. of record in Instrument Number 20041001-0118481, Instrument No. 20050607-0064900, Instrument 20050607-0064901 and amended in Instrument No. 20050511-0053156, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.

This is improved property located at 309 Church Street #303 Nashville TN 37201

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 26th day of June, 2026.

White Revocable Living Trust, Dated February 17, 2025

BY: Phillip Brian White, Trustee by Jill Ann White, attorney-in-fact
Phillip Brian White, Trustee by Jill Ann White, attorney-in-fact

BY: Jill Ann White Trustee
Jill Ann White, Trustee

STATE OF TENNESSEE)
COUNTY OF WILIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jill Ann White, 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, and who further acknowledged that she is the Attorney-in-Fact for Phillip Brian White, Trustee of the White Revocable Living Trust, dated February 17, 2025 and that she is authorized by Phillip Brian White, Trustee of the White Revocable Living Trust, dated February 17, 2025 to execute this instrument on his behalf.

Witness my hand, at office, this 26th day of June, 2026.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030

STATE OF TENNESSEE)
COUNTY OF WILIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jill Ann White, 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 and who further acknowledged that she is the Trustee of the White Revocable Living Trust, Dated February 17, 2025, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of June, 2026.

_____
Notary Public
My Commission Expires: _____

