This instrument prepared by:
Mark W. Honeycutt II
Studio Title, Inc.
20 Music Circle East
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1072762 DEEDWARR
11/16/2023 02:56:28 PM 4 pgs
Fees: $23.00 Taxes: $2,682.50



20231116-0089527

State of TENNESSEE
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $725,000.00.

Affiant

Subscribed and sworn to before me a notary public, this 15th day of November, 2023.

JOHN K KIMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: 7.7.207

WARRANTY DEED

Name & Address of New Owner:	Send Tax Bills To:	Map/Parcel IDs:
Lunardi Properties, LLC 1113 Murfreesboro Road, Ste 106#104 Franklin, TN 37064	Same	104 02 2M 013.00CO

THIS INDENTURE, made and entered into this **15th** day of **November, 2023**, by and between **BRADLEY PENNINGTON AND JOAN WILSON, TRUSTEES OF THE BRADLEY PENNINGTON REVOCABLE LIVING TRUST DATED OCTOBER 24, 2018, AND JOAN WILSON AND BRADLEY PENNINGTON, TRUSTEES OF THE JOAN WILSON REVOCABLE LIVING TRUST DATED OCTOBER 24, 2018**, party of the first part, and **LUNARDI PROPERTIES, LL**, party of the second part,

WITNESSETH: That for and in consideration of TEN DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

A certain condominium Unit located in Davidson County, Tennessee, being Unit No. 13, together with the appurtenant interest in the common elements of Odyssey Condominium, established by the Declaration of Odyssey Condominium, of record as Instrument No. 20211220-0167912, and amended as Instrument Nos. 20220823-0095308,

and 20230322-0020648, corrected as Instrument No. 20230616-0046166, and further amended as Instrument No. 20230515-0035857, Register's Office for Davidson County, Tennessee, said Unit being depicted on Exhibit "B" attached to the aforementioned Declaration.

Being the same property conveyed to BRADLEY PENNINGTON AND JOAN WILSON, TRUSTEES OF THE BRADLEY PENNINGTON REVOCABLE LIVING TRUST DATED OCTOBER 24, 2018, AND ANY AMENDMENTS THERETO, AND JOAN WILSON AND BRADLEY PENNINGTON, TRUSTEES OF THE JOAN WILSON REVOCABLE LIVING TRUST DATED OCTOBER 24, 2018, AND ANY AMENDMENTS THERETO, by deed from PARTHENON HOLDINGS DE LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record as Instrument No. 20230801-0059323, dated August 1, 2023, said Register's Office.

This conveyance is made subject to all matters of record.

This is improved property known as **303 31st Avenue North, #205, Nashville, TN, 37203**.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

By: _____

BRADLEY PENNINGTON, TRUSTEE OF THE BRADLEY PENNINGTON REVOCABLE LIVING TRUST DATED OCTOBER 24, 2018, as Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **BRADLEY PENNINGTON, TRUSTEE OF THE BRADLEY PENNINGTON REVOCABLE LIVING TRUST DATED OCTOBER 24, 2018**, as Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who is authorized by to execute this instrument.

WITNESS my hand, at office, this 15th day of November, 2023.

JOHN K KIMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: 7.7.27

By: _____

JOAN WILSON, TRUSTEE OF THE BRADLEY PENNINGTON REVOCABLE LIVING TRUST DATED OCTOBER 24, 2018, as Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **JOAN WILSON, TRUSTEE OF THE BRADLEY PENNINGTON REVOCABLE LIVING TRUST DATED OCTOBER 24, 2018**, as Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who is authorized by to execute this instrument.

WITNESS my hand, at office, this 15th day of ~~September~~ November, 2023.

JOHN K KIMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: 7-7-27

By: _____

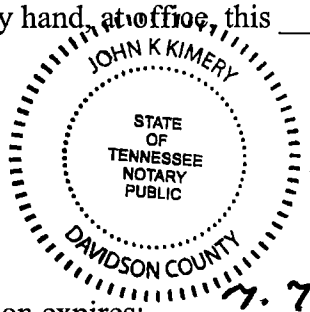
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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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WITNESS my hand, at office, this 15th day of November, 2023.



Notary Public

My commission expires: 4.7.27

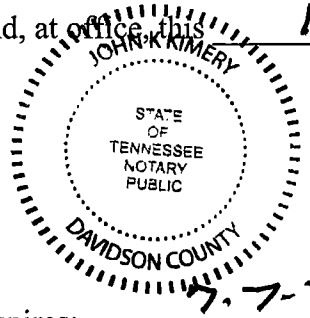
By: _____

JOAN WILSON, TRUSTEE OF THE JOAN WILSON REVOCABLE LIVING TRUST DATED OCTOBER 24, 2018, as Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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WITNESS my hand, at office, this 15th day of ~~September~~ NOVEMBER, 2023.



Notary Public

My commission expires: 4-7-27