PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 1178269 DEEDWARR
09/05/2024 03:46:30 PM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20240905-0068506

Ivey Title, LLC Ref: (DL) Title No.: 63766
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Phaniraj Iyengar Catherine Ann Iyengar 7102 Sonya Dr. Nashville, TN 37209	Renasant Bank 2001 Park Place Suite 150 Birmingham, AL 35203

TAX MAP PARCEL NUMBERS: 104024A20100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$475,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roland Schneller and Pamela Schneller, husband and wife**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Phaniraj Iyengar and Catherine Ann Iyengar, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium unit in Davidson County, Tennessee, being Unit No. 201 of the 3102 WEST END CIRCLE CONDOMINIUMS as established by the Master Deed of record in Instrument No. 20050405-0037200, as amended in Instrument No. 20150729-0074422, Instrument No. 20160415-0036024 and Instrument No. 20170203-0011874, supplemented in Instrument No. 20060419-0044895, with amendment recorded in Instrument No. 20061018-0129536, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, said Unit being shown as part of Exhibits "E-1" and "E-2" of said Master Deed.

Being the same property conveyed to Roland Schneller and Pamela Schneller, husband and wife, by Warranty Deed from Paul Wayne Murray and wife, Judy Marie Murray, dated August 5, 2019 and rcorded on August 7, 2019, of record in Inst. No. 20190807-0078670, Register's office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibits E-1 and E-2 to the Master Deed and Bylaws in Inst. No. 20050405-0037200 amended in Inst. No. 20150729-0074422, Inst. No. 20160415-0036024, Inst. No. 20170203-0011874, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Inst. No. 20050405-0037200, amended in Inst. No. 20150729-0074422, Inst. No. 20160415-0036024, Inst. No. 20170203-0011874, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Stormwater

Detention Agreements of record in Inst. No. 20050630-0075316 and Inst. No. 20060911-0111952, said Register's Office; All matters shown on Inst. No. 20060616-0072004, said Register's Office; Restrictive Covenants of record in Book 571, page 465 and Book 647, page 310, said Register's Office; Charter of West End Circle Condominium Owners Association of record in Inst. No. 20050408-0038974, said Register's Office; Easements for sanitary sewers, storm drainage, water mains, pumps and appurtenances of record in Inst. No. 20050715-0082454, Inst. No. 20050715-0082455 and Inst. No. 20060912-0112730, said Register's Office; Easement to BellSouth Telecommunications, Inc., of record in Inst. No. 20060629-0078073, said Register's Office; and Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364 made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan's Clerk Office for Davidson County, Tennessee.

This is improved property, known as 3102 West End Circle, # 201, Nashville, TN 37203

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of September 2024.

Roland Schneller
Roland Schneller

Pamela Schneller
Pamela Schneller

State of Tennessee

County of Davidson

On this 3rd day of September 2024, before me the undersigned authority, personally appeared Roland Schneller and Pamela Schneller, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $475,000.00.

_____
Affiant

Sworn and subscribed before me this 5 day of September 2024.

_____
Notary

My Commission Expires: _____

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

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 03 day of September, 2024.

Affiant Signature
Date 9-3-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of September, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

