Karen Johnson Davidson County
Batch# 1297224 DEEDWARR
07/14/2025 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20250714-0055314

Warranty Deed

HOLLY RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $275,000.00. Affiant Subscribed and sworn to before me, this the 8th day of July, 2025. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Vyom Iyer	**Same as new owner**	092-16-0D-222.00-CO
1803 Broadway, Apt. 222		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANDREA K. PENNINGTON, TRUSTEE OF THE ANDREA K. PENNINGTON TRUST DATED JULY 30, 2019**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VYOM IYER, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying and being located in Davidson county, Tennessee, being Unit No. 222 of the Bristol on Broadway, a Condominium Development, being a portion of Lots Nos. 142 and 143 on the plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, Page 39, in the Register's Office for Davidson County, Tennessee, and being more particularly described according to Alta/acsm as-built survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all rights, title and interest relating to said unit as described and set for in the Master deed for the Bristol on Broadway, a Condominium Development, recorded under Instrument Number 20050517-0055639, and as amended of record as Instrument Nos. 20060307-0026614 and 20070615-0071857 said Master deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof.\r\n\r\nBeing the same property conveyed to Andrea Kaye Pennington, an unmarried woman by Warranty Deed from Blair Thornton, an unmarried woman of record in Instrument No. 20191021-0107767 Register's Office for Davidson County, Tennessee, dated October 11, 2019 and recorded on October 21, 2019.\r\n\r\nBeing the same property conveyed to Andrea K Pennington Trust dated July 30, 2019 by Quitclaim Deed from Andrea Kaye Pennington, an unmarried woman of record in Instrument No. 20200408-0037130 Register's Office for Davidson County, Tennessee, dated March 23, 2020 and recorded on April 08, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1803 Broadway, Apt. 222, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of July, 2025.

Andrea K. Pennington Trust dated July 30, 2019

By: _____
Andrea K. Pennington, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrea K. Pennington, Trustee of the Andrea K. Pennington Trust dated July 30, 2019, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of July, 2025.

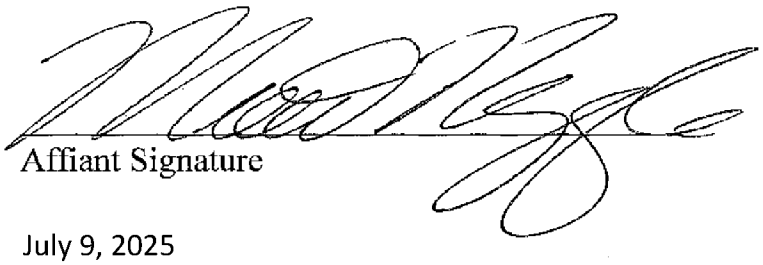
_____
Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 July 8, 2025.



Affiant Signature

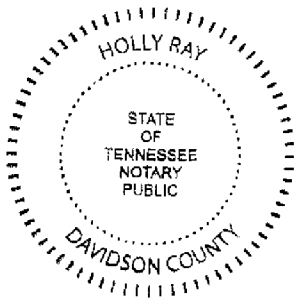
July 9, 2025

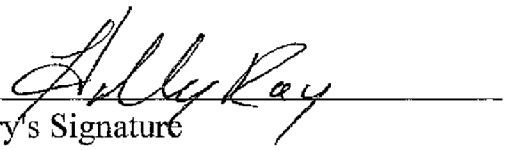
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 9th day of July, 2025.





Notary's Signature

My Commission Expires: 03/09/27