Prepared by:
Record and Return To:
Bradley Arant Boult Cummings and Rosenthal Title, Inc.
[illegible] Hillsboro Pike, Suite 130
[illegible] 37215

Karen Johnson
Batch # 1443848
07/10/2026 09:43:55 AM
Fees: $13.00 Taxes: $3,644.50

Davidson County
DEEDWARR
2 pgs

20260710-0062354

WARRANTY DEED

'ATE OF TENNESSEE
)UNTY OF DAVIDSON
IE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS
REATER, FOR THIS TRANSFER IS $985,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

File No. BC-26-442

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kari Ann Pandyra	**NEW OWNER**	
(NAME)	(NAME)	082-03-0-486.00
920 N 5th St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRIAN PILKINTON, A WIDOW**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KARI ANN PANDYRA, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Sharpe and Crutcher's Addition to Edgefield, now East Nashville, of record in Book 57, page 82, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 50 feet on the westerly side of North 5th Street and runs between parallel lines 165 feet to an alley.

Being the same property conveyed to Brian Pilkinton, an unmarried man, and Stacy Brewer, an unmarried woman, as tenants in common with right of survivorship by Warranty Deed from Southern Spaces, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181016-0102532 Register's Office for Davidson County, Tennessee, dated October 12, 2018 and recorded on October 16, 2018.

Stacy Brewer is also known of record as Stacy Houston Brewer. Stacy Houston Brewer died January 24, 2026 leaving Brian Pilkinton as the sole tenant by entirety.

This is property more commonly known as 920 N 5th St, Nashville, TN 37207

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 29th day of June, 2026.

Brian Pilkington by Ryan Lux attorney in fact

Brian Pilkinton, by Ryan Lux
his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Ryan Lux**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for **Brian Pilkinton,** and that this instrument was executed on behalf of the said **Brian Pilkinton** for the purposes therein contained pursuant to a Durable Specific Limited Power of Attorney being recorded simultaneously herewith at Instrument No. 20260710-0067353 in Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 29th day of June, 2026.

Notary Signature
My commission expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029