THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $520,000.00
Karen Johnson Davidson County Batch# 1361090 DEEDWARR 12/23/2025 10:16:30 AM 3 pgs Fees: $18.00 Taxes: $1,924.00 20251223-0101917	Nicolette Cole Affiant Subscribed and sworn to before me, this 18th day of December,, 2025 Notary Public My Commission Expires:

JENNIFER CHANDLER COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
John Atardi 513 Vinson Drive Nashville, TN 37217	USAA Federal Savings Bank 10750 McDermott Parkway San Antonio, TX 78288	Tax Parcel ID No. 134-01-0-020

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TN ASSETS 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JOHN ATTARDI, UNMARRIED,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No 33 on the Plan of SECTION 1, CURREYWOOD ACRES, as of record in Plat Book 2133, Page 109 and 110, Register's Office for Davidson County TN. Said Lot No. 33 fronts 132 feet on the Easterly side of Vinson Drive, and extends back 339 feet on the Northerly line and 260 feet on the Southerly line, to a dead line in the rear on which it measures 153.5 feet.
Being the same property conveyed to Juanita Faye Jones, by Quitclaim Deed from Marshall E. Terry, of record in Book 9289, Page 844, in the Register's Office of Davidson County, Tennessee, dated March 10, 1994, and recorded on March 25, 1994.The said Juanita Faye Jones died on April 01, 2024, intestate, devising subject property to Heirs at Law of Juanita Faye Jones.

Being the same property conveyed to TN Assets 1, LLC, a Limited Liability Company by Deed dated April 10, 2025 from Rhonda L. Adams and Donald L. Jones, as heirs and Beneficiaries of the Estate of Juanita Faye Jones, recorded April 15, 2025, in Instrument Number 202504150028845, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **513 Vinson Drive Nashville, TN 37217**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 19th day of December, 2025.

Jennifer S. Ghanem, Authorized Representative

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared Jennifer S. Ghanem, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Representative of TN ASSETS 1, LLC, the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office this 18 day of December 2025.

TREVOR KELLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2026

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 December 18, 2025.

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 12/18/25

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 12/18/25.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

