Recordation Requested By/Return to:
SOCIETY TITLE, INC - SOCIETY TITLE, INC
330 SOUTHWEST 2ND STREET
FORT LAUDERDALE, FL 33312
File No. BCL-2026-340

Karen Johnson Davidson County
Batch# 1409841 DEEDQC
04/22/2026 11:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260422-0033328

This Instrument Prepared By:
JOHN PAPASTRAT TN Bar No. 042937
o/b/o BC LAW FIRM, P.A.
372 FRANKLIN AVENUE, POB 7
NUTLEY, NJ 07110

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409( )

ADDRESS NEW OWNER(S) AS FOLLOWS: TRUFFLE PROPERTY LLC	SEND TAX NOTICES TO: TRUFFLE PROPERTY LLC	MAP PARCEL NUMBERS 083-14-0-236
5113 RIDGE HILL ROAD JOELTON, TN 37080	5113 RIDGE HILL ROAD JOELTON, TN 37080	

Executed this 7 day of April 2026.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO ANDREW J. TICHENOR AND CARLY M. NICHOLS, MARRIED, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO TRUFFLE PROPERTY LLC, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, Units A and B as shown on Master Deed establishing a Horizontal Property Regime 1620 Lillian Street of record at Instrument No. 20250501-0033555, all recorded in the Register's Office of Davidson County, Tennessee, to which such reference is hereby made for a more particular description of said property.

BEING the same property conveyed by Warranty Deed from Kelzie H. Miller wife, Mary Kathleen Miller to William R. Jordan and wife, Agnes K. Jordan, recorded October 27, 1958, as Book 2810 Page 551 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00.

BEING the same property conveyed by Warranty Deed from Pat Waggoner, Executor of the Estate for William R. Jordan to Andrew J. Tichenor and Carly M. Nichols, married, recorded December 30, 2024, as Instrument No. 20241230-0100902 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $350,000.00.

Commonly Known As: 1620 Lillian Street, Nashville 37206

Property known as, 1620 LILLIAN STREET, NASHVILLE, TN 37206

This instrument was prepared without the benefit of a title examination.

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 hand this 7 day of April, 2026.

ANDREW J. TICHENOR

CARLY M. NICHOLS

STATE OF Tennessee

COUNTY OF Davidson

Before me, Derrick M Bradshaw of the state and county mentioned, personally appeared ANDREW J. TICHENOR AND CARLY M. NICHOLS to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained. (seal)

DERRICK M. BRADSHAW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
Printed Name: Derrick M Bradshaw
My Commission Expires: 1-24-2028

OATH OF VALUE CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

Sworn to and subscribed before me, this the 7 day of April, 2026

Notary Public
My commission expires: 1-24-2028

(seal)

DERRICK M. BRADSHAW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Alyssa Graham, 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 4/7/26 (date of document).

Affiant Signature

4/20/26
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 20 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1-25-27

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
ELIZABETH TOBER - Notary Public
Allegheny County
My Commission Expires January 25, 2027
Commission Number 1427746