Karen Johnson Davidson County
Batch# 1438237 DEEDWARR
06/25/2026 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260625-0057550

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $375,000.00.

Affiant

Subscribed and sworn before me this the 22nd day of June, 2026.

Notary Public
My commission expires: 9/15/27

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
My Favorite Getaway, LLC	Lending Hand Mortgage, LLC	082-14-0A 108.00
116 Agnes Road SW	510 Lentz Dr.	
Knoxville, TN 37919	Madison, TN 37115	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CYNTHIA PICKLE,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MY FAVORITE GETAWAY, LLC, A WY LIMITED LIABILITY COMPANY,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1028 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, and second amendment in Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register' s Office, together with the undivided percentage interest In the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference Is hereby made to the plan of Riverfront Condominiums, for placement of Units, as shown on Exhibit E to the Master Deed of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, and second amendment in Instrument No. 20060518-0058640, said Register' s Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Cynthia Pickle, by deed dated 02/17/2026, from Lindsey P. Smith, of record in Instrument No. 20260217-0012461, Register's Office for said County.

Also being the same property conveyed to Cynthia Pickle and Lindsey P. Smith, as joint tenants with right of survivorship, by deed dated 10/31/2018, from Elizabeth W. Lamb, married, of record in Instrument No. 20181105-0109336, Register's Office for said County.

Cynthia Pickle and Cynthia W. Pickle are one in the same person.

Property is not primary residence of Grantor.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1028 1st Ave N., Nashville, TN 37201.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 22nd day of June, 2026.

Cynthia W. Pickle by Lindsey P. Smith, her Attorney-in-Fact

Cynthia W. Pickle by Lindsey P. Smith, her Attorney infact

STATE OF Tennessee
COUNTY OF Davidson

On this 22 day of June, 2026, before me, the undersigned Notary Public in and for said County and State, personally appeared Lindsey P. Smith with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Cynthia W. Pickle, by Durable Power of Attorney dated July 13, 2021 * and who acknowledged that she executed the same as the free act and deed of Cynthia W. Pickle.

Witness my hand and official seal this 22 day of June, 2026.

My Commission Expires:

9-7-26

Notary Public

BENJAMIN SEAMON DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE

* recorded in Davidson County, TN instrument # 202606023-0056428, Register's office for Davidson County, TN.

Certificate of Authenticity

I, Joshua A. Terry, 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 6/22/26.

Affiant Signature – Joshua A. Terry

6/25/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/25/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27