Karen Johnson Davidson County
Batch# 1477406 DEEDWARR
09/25/2026 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20260925-0089006

Name and Address of New Owner:
Anna Vinnedge
1620 A Lillian Street
Nashville, TN 37216

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 08314OM00100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Truffle Property LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Anna Vinnedge, single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Unit A 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 a portion of the same property conveyed to Truffle Property, LLC by Quitclaim Deed from Andrew J. Tichenor and Carly M. Nichols, married dated April 7, 2026 and recorded April 22, 2026 of record in Instrument No 20260422-0033328, said Register's Office, Davidson County, Tennessee. Further being a portion of the same property conveyed to Andrew J. Tichenor and Carly M. Nichols, married by Warranty Deed from Pat Waggoner, Executor of the Estate for William R. Jordan dated December 20, 2024 and recorded December 30, 2024 of record in Instrument No 20241230-0100902, said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1620 A Lillian Street, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of August, 2026.

Truffle Property LLC, a Tennessee Limited Liability Company

By: _____
Andrew Joseph Tichenor, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Notary Public of the state and county mentioned, personally appeared Andrew Joseph Tichenor, Sole Member of Truffle Property LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Truffle Property LLC, the within named bargainor, a Limited Liability Company, and that such Andrew Joseph Tichenor, Sole Member of Truffle Property LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, Tennessee, this 27th day of August, 2026.

_____
Notary Signature

My commission expires: 11.5.29

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $640,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of August, 2026.

_____
Notary Signature
My commission expires: 11.5.29

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/27/24 (date of document).

Connie Taylor
Affiant Signature

8/27/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11.5.29

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY