WARRANTY DEED

SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JM-RO-24-500

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-4-27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1180197
09/10/2024 03:05:22 PM
Fees: $13.00 Taxes: $1,554.00

Davidson County
DEEDWARR
2 pgs

20240910-0069842

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Kyle Martin Saddler and Cynthia Diane Saddler	**Paramount Residential Mortgage**	
(NAME)	(NAME)	**051-10-0I-026.00-CO**
34037 Agua Dulce Canyon Rd	**1265 Corona Pointe Ct**	
(ADDRESS)	(ADDRESS)	
Agua Dulce, CA 91390	**Corona, CA 92879**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAWRENCE MICHAEL ELKIN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KYLE MARTIN SADDLER AND CYNTHIA DIANE SADDLER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 26, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Niche (formerly Ellington Crossing Townhomes), a Horizontal Property Regime with Private Elements of record as Instrument No. 20190104-0001080, First Amendment in Instrument No. 20190108-0002096, Second Amendment in Instrument No. 20210111-0004563 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lawrence Michael Elkin, unmarried by Warranty Deed from Jeremy Leggo and wife, Christie Leggo of record in Instrument No. 20230915-0072604 Register's Office for Davidson County, Tennessee, dated September 05, 2023 and recorded on September 15, 2023.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record as Instrument Number 20141121-0107462, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20190104-0001080, First Amendment in Instrument No. 20190108-0002096, Second Amendment in Instrument No. 20210111-0004563, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20190104-0001079, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180731-0074714, in the Register's Office for Davidson County, Tennessee.
- Access Easement Agreement of record in Instrument Number 20170823-0086518, in the Register's Office for Davidson County, Tennessee.
- Right-of-Way Easements of record in Instrument Number 20140429-0035956 and 20140429-0035958, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement for public Utility and Drainage Easements of record in Instrument Number 20100422-0030614, in the Register's Office for Davidson County, Tennessee.
- Right-of-Easement to the State of Tennessee of record in Instrument Number 20050207-0013796, in the Register's Office for Davidson County, Tennessee.
- Deed of Easement of record in Instrument Number 20001128-0116820, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20210625-0086688, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **500 Creative Way Unit #26, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 9th DAY OF SEPTEMBER, 2024.

Lawrence Michael Elkin

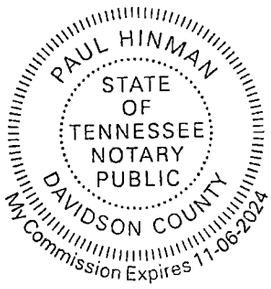
Lawrence Michael Elkin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAWRENCE MICHAEL ELKIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of September, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212