# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY/RETURN TO:**
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 318,150.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May, 2025.

Notary Public
COMMISSION EXPIRES: 11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
(AFFIX Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1268361 DEEDWARR
05/02/2025 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,177.16
20250502-0034297

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Audriana Saddler | New Owner | 033-07-0A-016.00CO |
| (NAME) | (NAME) | |
| 1170 S. Dickerson RD, Unit 16 | | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **RWA Dickerson Associates, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Audriana Saddler, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Unit No. 16, on the Plan of Dickerson Pike Townhomes, a Horizontal Property Regime with Private Elements (now known as Alveare), as shown on that plan identified as Exhibit "B" of that Master Deed for Dickerson Pike Townhomes of record in Instrument No. 20220823-0094988 and amended in Instrument No. 20221227-0132597 and Scrivener's Affidavit recorded in Instrument no. 20220824-0095518, 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 a portion of the same property conveyed to RWA Dickerson Associates, LLC, a Tennessee Limited Liability Company, by Warranty Deed from CDS Capital, LLC Series 101, a Delaware Limited Liability Company, of record in Instrument No. 20210318-0036274 Register's Office for Davidson County, Tennessee, dated March 16, 2021 and recorded on March 18, 2021.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1170 D. Dickerson RD, Unit 16 (House Number) (Street) (P.O. Address) Goodlettsville, TN (City or Town) 37072 (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 2 day of May, 2025.

RWA Dickerson Associates, LLC, a Tennessee Limited Liability Company

By: S. Nixon Pressley, DESIGNATED AGENT
S. Nixon Pressley, Designated Agent

State of Tennessee

County of Wilson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared S. Nixon Pressley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be a Designated Agent for RWA Dickerson Associates, LLC, the within named bargainor, a LLC, and that he as such Designated Agent executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said S. Nixon Pressley, as such Designated Agent.

WITNESS my hand and seal this 2nd day of May, 2025.

Kimberley C Kindall
Notary Public

Commission Expires: 3.3.2026






202505020034297

## Certificate of Authenticity

I, Holly A. Mason, 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 May 2 2025.

Affiant Signature

5/2/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of May, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2025