This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1329555 DEEDQC
10/02/2025 12:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251002-0078579

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Kirsten Virden
Affiant

Subscribed and sworn to before me, this the 2 day of October, 2025.

Rachel Marie Collins
Notary Public
My Commission Expires: 3.21.2028

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Double Down Investments LLC 501 Union St Nashville, TN 37219	New Owner	051-10-01-026.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Kyle Martin Saddler and Cynthia Diane Saddler, husband and wife** ("Grantor") do hereby quitclaim and convey unto **Double Down Investments LLC, a Tennessee Limited Liability Company** ("Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

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 Kyle Martin Saddler and Cynthia Diane Saddler, Husband and Wife, by Warranty Deed from Lawrence Michael Elkin, unmarried, of record in Instrument No. 20240910-0069842, Register's Office for Davidson County, Tennessee, dated September 9th, 2024, and recorded on September 10th, 2024.

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 is improved property located at: **500 Creative Way, Unit #26, Madison, Tennessee 37115**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2025.

GRANTOR:

Kyle Martin Saddler

Cynthia Diane Saddler

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kyle Martin Saddler and Cynthia Diane Saddler, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29 day of SEPT., 2025.

Notary Public
My Commission expires: MARCH 26, 2028

See Attached Certificate

NIRAV PRAJAPATI
Notary Public - California
Los Angeles County
Commission # 2485485
My Comm. Expires Mar 26, 2028

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES)

On SEPT. 29, 2025 before me, NIRAV PRAJAPATI, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared KYLE M. SADDLER & CYNTHIA D. Saddler,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/~~they executed the same in ~~his/her/~~their authorized capacity(ies), and that by ~~his/her/~~their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NIRAV PRAJAPATI
Notary Public - California
Los Angeles County
Commission # 2485485
My Comm. Expires Mar 26, 2028

Signature _____ (Seal)

I, Kirsten Virden, 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 09/29/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 09/29/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of September 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

