Warranty Deed

Karen Johnson Davidson County Batch # 1386105 DEEDWARR 02/26/2026 02:24:01 PM 2 pgs Fees: $13.00 Taxes: $1,378.25 20260226-0015410	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer ~~is~~ $372,500.00. Affiant Subscribed and sworn to before me, this the 25th day of February, 2026. Notary Public My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lindsay J. Lawrence	Legacy Home Loans dba Steadfast Mortgage	105-14-0D-204.00-CO
2201 8th Avenue South #204	408 Highway 76	
Nashville, TN 37204	White House, TN 37188	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LERON G. RICHARDS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LINDSAY J. LAWRENCE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 204 as set forth in the Master Deed Establishing The Lofts on Eighty, a condominium form of ownership and use in the manor provided unto the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20061116-0142670 as amended in Instrument Number 20071227-0148044 in the Register's Office for Davidson County, Tennesse; said Unit also being shown as part of Exhibit "E" of said Master Deed.

Being the same property conveyed to Sara Humphrey, single by Warranty Deed from Joe K Kilgore II and Carroll W Kilgore, husband and wife of record in Instrument No. 20210624-0085258 Register's Office for Davidson County, Tennessee, dated June 22, 2021 and recorded on June 24, 2021.

Being the same property conveyed to Leron G Richards, an unmarried man by Warranty Deed from Sara Humphrey, single of record in Instrument No. 20241030-0083415 Register's Office for Davidson County, Tennessee, dated October 23, 2024 and recorded on October 30, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 2201 8th Avenue South #204, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of February, 2026.

Leron G. Richards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 25th day of February, 2026.

Kristian Booth
Notary Public

My Commission Expires: 11-8-28

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028