Karen Johnson Davidson County
Batch# 1473957 DEEDWARR
09/16/2026 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20260916-0085891

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2026

Notary Public

MY COMMISSION EXPIRES: 11/5/29
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11.5.2029

File No. BC-26-465

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Caroline Saldana and Kyle Saldana	LAKEVIEW LOAN SERVICING, LLC	
(NAME)	(NAME)	083 04 0Y 001.00
502 A Rosebank Ave	502 PRUDENTIAL ROAD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	HORSHAM, PA 19044	
(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/WE, **JOSEPH RANDALL III AND ABIGAIL RANDALL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAROLINE SALDANA AND KYLE SALDANA, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 A of the Cottages at 502 Rosebank Avenue a Horizontal Property Regime with Private Elements a Planned Unit Development as established by Declaration of Covenants, Conditions and Restrictions for the Cottages at 502 Rosebank Avenue and a/k/a Unit "A" of the Horizontal Property Regime of 502 Rosebank Avenue as established by Instrument No. 20160518-0049611, in the Register of Deeds Office for Davidson County, Tennessee to which reference is hereby made for a more comprehensive legal description.

Being the same property conveyed to Joseph Randall III and Abigail Randall, husband and wife, by Warranty Deed from Brenda Y. Lemus, an unmarried woman, dated 03/09/2022 and recorded 03/29/2022, of record in Instrument Number 20220329-0036120, in the Register of Deeds Office for Davidson County, Tennessee.

This is property more commonly known as 502 A Rosebank Ave, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

Except that certain mortgage or Deed of Trust recorded in Instrument number 20220329-0036121 in the records of the Office of the Clerk in the County of Davidson, State of Tennessee, and which evidences the indebtedness which Grantee herein, as part of the purchase price and consideration for this deed, assume and agree to pay. And for the same consideration, Grantees hereby assume the obligations of the Veteran-maker(s), under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs in under authority of Chapter 37, Title 38, of the United States Code, and supersedes any state or local law barring or limiting deficiencies following foreclosure or real property.

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 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 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 our hand this 3rd day of September, 2026.

Joseph Randall, III

Joseph Randall, III

Abigail Randall

Abigail Randall

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 3rd day of September, 2026, before me personally appeared Joseph Randall, III and Abigail Randall, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of September, 2026.

Notary Signature
My commission expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.



Online Notary Public
My Commission Expires
May 16, 2027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 3, 2026

Affiant Signature

10th day of September, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

