WARRANTY DEED

Karen Johnson Davidson County
Batch# 757108 DEEDWARR
11/17/2021 12:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211117-0153122

File No. 0001677

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~xxxx~~. **$50.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Craddock, Jr.	New owner	073 05 0 08800
(NAME)	(NAME)	
3823 Moss Rose Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216		
(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, **M SQUARED, LLC,** a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **MICHAEL CRADDOCK, JR.,** an unmarried man, HEREINAFTER CALLED THE GRANTEE, HIS 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, described as a triangular tract on Moss Rose Drive and lying between Riverwood Lake Subdivision, as of record in Book 974, page 44 and the Riverwood Garden Subdivision, Part II, as of record in Book 2083, Page 44, Register' s Office of Davidson County, Tennessee, described as follows:

Said triangle fronts 170 feet on Moss Road Drive, beginning at the Southeast corner of Riverwood Lake Subdivision, and running with the center of Moss Rose Drive, South 35 degrees 39 minutes East, 100 feet to a point in the center of Moss Rose Drive; thence South 34 degrees 44 minutes East, 70 feet to a point in the center of said Drive; thence with the Northeast boundary of said Riverwood Garden Subdivision, South 88 degrees 34 minutes West, 235.6 feet to a point in the said Easterly line; thence North 43 degrees 34 minutes East, 200 feet to the point of beginning.

Being the same property conveyed to M Squared, LLC, a Tennessee Limited Liability Company, by Warranty Deed from John Lee Merrick, of record in Instrument No. 20190925-0097672 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2021 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3823 Moss Rose Drive, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (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 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 my hand this 28th day of October, 2021.

M Squared, LLC

Michael Craddock, Sr.
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Michael Craddock, Sr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be a member of M Squared, LLC, a Tennessee LLC, the within named bargainor, and that he as such member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as a member.

Witness my hand this 28th day of October, 2021.

Jill Neely
STATE OF TENNESSEE NOTARY

Notary Public

My commission expires: 01-06-2025

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Ryan Lux, 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 10/28/21.

Date

Affiant Signature

10/28/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of October, 2021.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)