Karen Johnson Davidson County
Batch# 1118380 DEEDWARR
04/03/2024 02:17:30 PM 6 pgs
Fees: $33.00 Taxes: $1,916.97
20240403-0023602

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $518,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 6-27-26
(AFFIX SEAL)

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Square 1 Construction LLC	NEW OWNER	10507033800
(NAME)	(NAME)	
4676 Hwy 41 North		
(ADDRESS)	(ADDRESS)	
Springfield, TN 37172		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Roger David Caudill, Administrator of the Estate of Dennis Ross Caudill**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Square 1 Construction LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being the Easterly part of Lot No. 46 on the Map of the MOORE LANDS, of record in Book 137, Page 91, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 46 fronts 50 feet on the Southerly side of Moore Avenue and runs back between lines 148.25 feet, more or less, to a dead line on which it measures 94.50 feet.

Being the same property conveyed to Dennis Ross Caudill, a single person, by Special Warranty Deed from Mortgage Electronic Registration Systems, Inc., of record in Instrument No. 20040604-0066243, in the Register's Office for Davidson County, Tennessee, dated May 06, 2004 and recorded on June 04, 2004. The said Dennis Ross Caudill died on September 18, 2023, intestate devising subject property to [devisees or heirs]. See Probate Case No. 23PR-13334, Williamson County Probate Court. See Attached Affidavit

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 547 Moore Avenue, Nashville, TN 37203
(House No.) (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 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 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.

Effective the 3rd day of April, 2024.

Roger D. Caudill
Roger David Caudill, Administrator of the Estate of Dennis Ross Caudill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of April, 2024, before me personally appeared Roger David Caudill, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Exhibit "A"

This instrument was prepared by:
Sidwell, Barrett, Gore & Reynolds, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

GRANTEE(S):	Roger David Caudill
SEND TAX NOTICES TO:	Roger David Caudill 547 Moore Avenue Nashville, TN 37203
MAP/PARCEL NUMBER:	105 07 0 338.00

AFFIDAVIT OF HEIRSHIP
HOLD HARMLESS AND INDEMNITY AGREEMENT
Pursuant to T. C. A. § 30-2-712
For the Purpose of Documenting
Title to Property Owned by
Dennis Ross Caudill

I, David Lee Almond, hereinafter referred to as Affiant, being first duly sworn and under penalties of perjury, avers as follows:

1. Affiant is over the age of eighteen (18) and does not suffer from any type of disability.

2. Affiant presently resides at 204 North Point Drive, Franklin, KY 42134.

3. Affiant is familiar with the estate and heirs of Dennis Ross Caudill, deceased, hereinafter referred to as Decedent, and has had personal knowledge of the family of the Decedent in his capacity as a friend of the Decedent and his family for over forty (40) years.

4. Affiant knows that Decedent owned an interest in the real property located at **547 Moore Avenue, Nashville, Davidson County, Tennessee**, more fully described as:

> The following described real estate situated in the County of Davidson, State of Tennessee:
>
> Being the Easterly part of Lot No. 46 on the Map of the MOORE LANDS, of record in Book 137, Page 91, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 46 fronts 50 feet on the Southerly side of Moore Avenue and runs back between lines 148.25 feet, more or less, to a dead line on which it measures 94.50 feet.

Being the same property conveyed to Dennis Ross Caudill, a single person, by Special Warranty Deed from Mortgage Electronic Registration Systems, Inc., of record in Instrument No. 20040604-0066243, in the Register's Office for Davidson County, Tennessee, dated May 06, 2004 and recorded on June 04, 2004. The said Dennis Ross Caudill died on September 18, 2023, intestate, devising subject property to his heirs at law. See Probate Case No. 23PR-13334, Williamson County Probate Court.

5. Affiant knows that Decedent died intestate as a resident of Williamson County, Tennessee on September 18, 2023, vesting the real property located at 547 Moore Avenue, Nashville, Davidson County, Tennessee in his heirs at law.

6. Affiant knows that Decedent was unmarried at the time of his death.

7. Affiant knows that Decedent had no children and that Decedent's parents were both deceased at the time of Decedent's death.

8. Affiant knows that Decedent had one sibling, Roger David Caudill.

9. Affiant knows that Roger David Caudill is the only heir at law of Decedent, that Roger David Caudill is over the age of majority, and that Roger David Caudill does not suffer from any type of disability.

10. Affiant knows that the real property located at 547 Moore Avenue, Nashville, Davidson County, Tennessee, is now vested in Roger David Caudill, the only heir at law of Decedent, in fee simple.

11. Affiant is aware this affidavit is made for the purpose of establishing the heirs of Decedent and that it will be relied on by all future parties to certify proper transfer and title to this and any other real estate owned by Decedent.

FURTHER AFFIANT SAITH NOT.

[The remainder of this page has been left blank intentionally.]

Witness my hand this 1st day of April, 2024.

David Lee Almond

David Lee Almond, Affiant

State of Kentucky)
County of Simpson)

Before me, the undersigned, a Notary Public in and for the State of Tennessee, personally appeared the within named Affiant, David Lee Almond, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

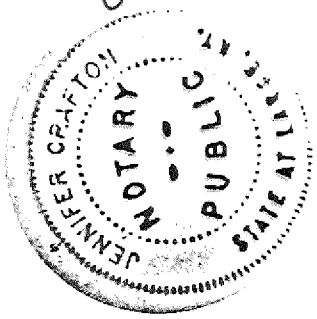
Witness my hand and official seal this the 1st day of April, 2024.

My Commission expires: 6/18/26

ID 50665

Jennifer Crafton

Notary Public



Tennessee Certification of Electronic Document

I, Blake Reynolds, 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: 4/3/24 (date of document).

Affiant Signature

4/3/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of April, 2024.

Notary's Signature

JILL SWICEGOOD
NOTARY SEAL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 6/22/26