Karen Johnson Davidson County
Batch# 1257197 DEEDWARR
04/07/2025 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20250407-0026289

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3 DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: BHAU, LLC	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS
1735 BUFORD HWY (NAME)	1735 BUFORD HWY (NAME)	09015004500
CUMMING, GA 30041 (ADDRESS)	CUMMING, GA 30041 (ADDRESS)	
(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, **Kenneth Michael Craddock, unmarried** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BHAU, LLC, A GEORGIA LIMITED LIABILITY COMPANY** , 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:

Land in Davidson County, Tennessee being Lot No. 300 on the Plan of Charlotte Park Subdivision, Section X, as of record in Book 2900, Page 78, Register's Office for Davidson County, Tennessee. Said Lot No. 300 fronts 70.0 feet on the southeasterly side of Sunliner Drive, and extends back 245.5 feet on the south easterly line and 216.8 feet on the northeasterly line in the rear on which it measures a total of 90.0 feet.

Being the same property conveyed Kenneth Michael Craddock, an unmarried individual, by virtue of that certain Quit Claim Deed dated January 4, 2025, and being of record at Instrument No. 20250108-0001506, in the amount of .00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to George Steven Craddock by virtue of Quit Claim Deed dated June 1, 2015 at Instrument No. 20150610-0054764, in the amount of $.00 in the said Register's Office.

Being the same property previously conveyed to George H. Craddock, et ux, Co-Trustees, The Craddock Family Trust, dated October 3, 2001, by virtue of Warranty Deed at Instrument No. 20011005-0108859, in the amount of $.00, in the said Register's Office. Pattie R. Craddock having pre-deceased George H. Craddock on/or about June 27, 2002. George H. Craddock have ceased on/or about May 15, 2015.

Being the same property previously conveyed to George H. Craddock and wife, Pattie R. Craddock Deed by virtue of Warranty Deed dated August 16, 1961 at Book 3277, Page 13 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / x / improved property, known as 472 Sunliner Dr. Nashville, TN 37209
(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 3rd day of April, 2025.

Kenneth Michael Craddock

Kenneth Michael Craddock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kenneth Michael Craddock,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of April, 2025.



Ashlee D. Page

Notary Public
My Commission Expires: 9-9-2026

Certificate of Authenticity

I, Holly A. Mason, 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 April 3, 2025.

Affiant Signature

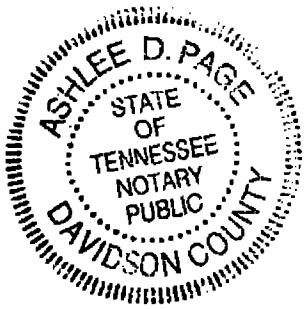
4/3/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of April, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026