Karen Johnson Davidson County
Batch# 1259942 DEEDWARR
04/15/2025 07:40:30 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20250415-0028346

WARRANTY DEED

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/09/2026
DAVIDSON COUNTY

File No. ML-25-9197

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of April, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
More Ventures, LLC, a Tennessee Limited Liability Company	New Owner	
(NAME)	(NAME)	
116 Agnes Road #200	116 Agnes Road #200	073-10-0-052.00
(ADDRESS)	(ADDRESS)	
Knoxville, TN 37919	Knoxville, TN 37919	
(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, **NICHOLAUS MCCLENDON, EXECUTOR OF THE ESTATE OF ERNEST E. MCCLENDON, DECEASED WHOSE ESTATE HAS BEEN PROBATED IN DOCKET NO. 24P2349 IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, AND NICHOLAUS MCCLENDON AND NICOLE W. DAWSON, BENEFICIARIES OF THE SAID ESTATE OF ERNEST E. MCCLENDON, DECEASED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MORE VENTURES, LLC, A TENNESSEE 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. 16 on the plan of Moss Rose Estates, of record in Book. 4860, page 112, Register's office for Davidson County, Tennessee.

Said Lot No. 16 fronts 80.0 feet on the Westerly margin of Moss Rose Drive and extends back 152.93 feet on the northerly line and 150.0 feet on the southerly line to a dead line in the rear, measuring 64.30 feet thereon.

Being the same property conveyed to Ernest E. McClendon and wife, Linda W. McClendon by Warranty Deed from Robert S. Bridges and wife, Sandra Bridges of record in Book 9777, page 404, Register's Office for Davidson County, Tennessee, dated August 16, 1995 and recorded on August 30, 1995. Linda W. McClendon later died on or about January 15, 2021, and her marriage to Ernest E. McClendon was continuous from the date of acquisition of said tract to the date of her death, leaving Ernest E. McClendon as the surviving tenant by the entirety.

The said Ernest E. McClendon subsequently died on September 17, 2024, and his Last Will & Testament has been admitted for Probate in the Probate Court for Davidson County, Tennessee at Nashville Case No. 24P2349. Pursuant to the terms of said Last Will & Testament, the subject property was devised to Linda McClendon, Nicholaus McClendon, and Nicole W. Dawson.

***Linda McClendon having predeceased, and her lineal descendants are Nicole W. Dawson and Nicholaus McClendon as evidenced by Affidavit of Heirship simultaneously recorded herewith in Instrument No. 202504150028345. In the absence of a proper Will, Ernest E. McClendon's sole heir at law would be Nicholaus McClendon as evidenced by Affidavit of Heirship simultaneously recorded herewith in Instrument No. 202504150028344.**

SEE ALSO "Beneficiary Settlement Agreement" by and between Nicholaus McClendon, and Nicole W. Dawson. Nicholaus McClendon have agreed to honor the said Last Will and Testament dated February, 2020 and thus the subject property was brought into the Probate Estate via Order of Probate.

This is property more commonly known as 3713 Moss Rose Drive, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 2nd day of April, 2025.

The Estate of Ernest E. McClendon, Deceased

By: Nicholaus McClendon
Nicholaus McClendon, Executor

By: Nicholaus McClendon
Nicholaus McClendon, Beneficiary

By: Nicole W. Dawson
Nicole W. Dawson, Beneficiary

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Nicholaus McClendon, Executor and Beneficiary of the Estate of Ernest E. McClendon, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as such Executor and Beneficiary being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of April, 2025.

Notary Public at Large

DANIELLE CRANE
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My commission expires: 12/2/26

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Nicole W. Dawson, Beneficiary of the Estate of Ernest E. McClendon, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as such Beneficiary being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of April, 2025.

Notary Public at Large

My commission expires: 12/2/28

DANIELLE CRANE
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 2, 2025.

Date

Affiant Signature

April 2, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of April, 20 25.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____

Date

Notary's Seal (if on paper)