Prepared by
Record and Return To
Chesterman and Rosenthal Title, Inc
[illegible] Blvd , Suite 139

WARRANTY DEED

Karen Johnson
Batch # 1302821
07/28/2025 10 32 18 AM
Fees $13 00 Taxes $4,902 50

Davidson County
DEEDWARR
2 pgs

20250728-0059289

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

File No DH-25-10430

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,325,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 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
Thomas P Hencken, Linda J Hencken, and Emily Ritter	NEW OWNER	
(NAME)	(NAME)	073-05-0-088 00
3823 Moss Rose Drive		
(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/we, **Michael Craddock Jr., an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Hencken and Linda J. Hencken, husband and wife, and Emily Ritter, unmarried, as joint tenants with right of survivorship**, 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, 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 Michael Craddock, Jr. an unmarried man, by Warranty Deed from M Squared LLC, a Tennessee limited liability company, dated October 28, 2021 and recorded November 17, 2021 in Instrument No. 20211117-0153122, Register's Office of Davidson County, Tennessee.

This is property more commonly known as 3823 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 25th day of July, 2025.

Michael Craddock, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of July, 2025, before me personally appeared Michael Craddock, Jr., 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 25th day of July, 2025.

Notary Signature
My commission expires:

D HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027