Karen Johnson Davidson County
Batch# 1424010 DEEDWARR
05/21/2026 02:49:30 PM 2 pgs
Fees: $13.00 Taxes: $2,195.95
20260521-0046610

WARRANTY DEED

(SEAL)
TRICIA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2027
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $593,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 2026.

Notary Public
MY COMMISSION EXPIRES: 9-21-27

File #26-TC-3713-O

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sandra Banks (NAME)	Lending Hand Mtg (NAME)	**073 10 0 052.00**
3713 Moss Rose Drive (ADDRESS)	510 Lentz Dr. (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Madison TN 37115 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MORE VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

SANDRA BANKS, UNMARRIED,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 Plat 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, in the Register's Office of 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 and 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 and 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. 20250415-0028345. 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. 20250415-0028344. 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.

Being the same property conveyed to More Ventures, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Nicholaus McClendon, Executor of the Estate of Ernest E. McClendon, Deceased, and Nicholaus McClendon and Nicole W. Dawson, Beneficiaries of the said Estate of Ernest E. McClendon, Deceased, of record in Instrument No. 20250415-0028346, in the Register's Office of Davidson County, Tennessee, dated April 02, 2025, and recorded on April 15, 2025.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MOSS ROSE ESTATES, as recorded in Plat Book 4860, Page(s) 112.

* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5039, Page 359, as Amended in Book 5138, Page 645; Book 5311, Page 345 and Book 5910, Page 336.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 3713 Moss Rose Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 14th day of May, 2026.

More Ventures, LLC, a Tennessee Limited Liability Company

By:_____
John Bishop, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Kaden Roach of the state and county mentioned, personally appeared John Bishop, as Authorized Agent of More Ventures, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of More Ventures, LLC, the within named bargainor, a Limited Liability Company, and that such John Bishop as Authorized Agent of More Ventures, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, TN, this 14th day of May, 2026.

_____
Notary Signature

Printed Name: Kaden Roach

My commission expires:_____

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 May 12, 2026.

May 21, 2026
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICALYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 21 day of May, 2026.

Notary Public: _____

My Commission Expires: 7.6.26