Karen Johnson Davidson County
Batch# 1481183 DEEDWARR
10/07/2026 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20261007-0092216

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00. Affiant Subscribed and sworn to before me, this the 30th day of September, 2026. Notary Public My commission expires: 11/5/29

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Amy Doyle and Michael Doyle	New Owner(s)	051 16 0 019.00
1113 Greenwood Ave		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL D. CRADDOCK AND KIMBERLY J. CRADDOCK, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMY DOYLE AND MICHAEL DOYLE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated and being in the City of Nashville, County of Davidson, State of Tennessee, described as follows, to-wit:

Being Lot Nos. 3 and 4 of Block 4 on the Map of A.J. McGaughey's Haysboro Subdivision, of record in Book 547, pages 15 and 16, Register's Office of said County.

Said lots adjoin and front together 200 feet on the easterly side of an unnamed road, shown on said plan, now known as Brush Hill Road, and runs back 294 feet on the north line of Lot 4 and 300 feet on the south line of Lot No. 3 to the westerly margin of Haysboro Drive, on which they measure 200 feet.

Being the same property conveyed to Michael D. Craddock and Kimberly J. Craddock, Husband and Wife, by Warranty Deed from David B. Trowbridge, an unmarried man, dated October 31, 2002 and recorded on November 4, 2002, of record in Instrument No. 20021104-0135252, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 4414 Brush Hill Road, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of September, 2026.

Michael D. Craddock

Kimberly J. Craddock

Kimberly J. Craddock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael D. Craddock and Kimberly J. Craddock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of September, 2026.

Notary Public

My Commission Expires: May 8, 2028

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 30, 2026

Affiant Signature

5th day of October, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of October, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028