Karen Johnson Davidson County
Batch# 976990 DEEDWARR
03/03/2023 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20230303-0015540

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $535,000.00.

Carmen Coats
Affiant

Subscribed and sworn before me this the 28th day of February, 2023.

Julie Bailey
Notary Public
My commission expires: 9-2-2024

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Jeffrey R. Melenudo<br>250 Chiquita Ave.<br>Mountain View, CA 94041 | New Owner | 061-03-0E 305.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AVERY 304 LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JEFFREY R. MELENUDO, TRUSTEE OF THE THE JEFFREY R. MELENUDO REVOCABLE TRUST, DATED MARCH 8, 2017, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Unit 305, of The Avery Nashville, a Condominium, established by the Declaration of record in Instrument No. 20220413-0042766, as amended in Instrument No. 20230221-0012200, and plan of Lot 28 of record in Plat Book 1424, Page 85, amended in Book 9595, Page 352, all of the Registers Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Avery 304 LLC, a Tennessee Limited Liability Company, by deed dated 06/23/2022, from Dennis Ray Hudson, of record in Instrument No. 20220623-0071707, Register's Office for said County.

Also being the same property conveyed to Dennis R. Hudson, a married man, by deed dated 05/09/2022, from The Eagle Nashville, LLC, an Illinois Limited Liability Company, of record in Instrument No. 20220519-0058015, Register's Office for said County.

Dennis R. Hudson and Dennis Ray Hudson are one in the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4810 Gallatin Pike #304, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 24th day of February, 2023.

Avery 304 LLC

BY: _____
Dennis Hudson, Sole Member

STATE OF HAWAII

COUNTY OF MAUI

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dennis Hudson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Sole Member of the within named bargainor, a LLC, and that he, as such Sole Member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Dennis Hudson as such Sole Member.

Witness my hand and official seal this 24th day of February, 2023.

My commission expires: 5-17-2025

_____
Notary Public Christy P. Birchard

CHRISTY P. BIRCHARD
NOTARY
09-176
PUBLIC
STATE OF HAWAII

**Doc. Date:** 2/24/2023 **# Pages:** 2
**Notary Name:** **Christy P. Birchard 2nd** **Circuit**
**Doc. Description:** Warranty Deed (stamp or seal)

_____ 2/24/2023
Notary Signature Date

CHRISTY P. BIRCHARD
NOTARY
09-176
PUBLIC
STATE OF HAWAII

## 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 March 3, 2023 (date of document).

Affiant Signature

March 3, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 3rd day of March, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023