Karen Johnson Davidson County
Batch# 1057808 DEEDWARR
10/04/2023 03:19:30 PM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20231004-0078251

WARRANTY DEED

KILEE THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $310,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 09/29/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8/8/2027

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road 160
Brentwood, TN 37027
file # 2023-4279

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Roberto Melendez and Kristen Brooke Melendez	**ISERVE RESIDENTIAL LENDING, LLC**	038-00-0-071-01
3685 Alessio Road	10920 Via Frontera, Suite 520	
Whites Creek, TN 37189	San Diego, CA 92127-1733	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Richard Martin True, Trustee of The Helen Carney True Estate

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roberto Melendez and Kristen Brooke Melendez, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point in the southerly margin of Alessio Road, said point being westerly 2032 feet, more or less, from the intersection of Old Hickory Blvd. and Alessio Road; thence southerly, 703 feet to a point; thence southwesterly, 160.6 feet to a point; thence northerly, 766.6 feet to a point in the southerly margin of Alessio Road; thence easterly along said Alessio Road, 150 feet to the point of beginning, described according to a survey by Southern Land & Associates, dated September 11, 1980.

Being the same property conveyed to James C. Carney, for is life, with the remainder to Katherine Bell LaRue, by Warranty Deed from David B. Wimpee and wife, Janet C. Wimpee, of record in Book 6311, page 671, Register's Office for Davidson County, Tennessee, dated May 31, 1984 and recorded on June 08, 1984.

James Calvin Carney, having died on October 22, 1988, the remainder interest in said property vesting in Katherine Belle LaRue.

Being the same property conveyed to Rufus G. LaRue and wife, Katherine B. LaRue, by Quitclaim Deed from Katherine Belle LaRue, the remainder holder under James C. Carney, deceased, to Charles F. Brown, for the purpose of making a re-conveyance, of record in Book 7698, Page 817, Register's Office for Davidson County, Tennessee, dated November 08, 1988, and recorded on November 08, 1988.

Rufus G. LaRue, having died on January 5, 1993, his interest in said property property vesting in Katherine B. LaRue as the surviving tenant by the entirety.

Katherine Carney LaRue, having died testate on August 25, 2022, her interest in said property being devised to Helen True by Last Will and Testament, of record in Docket No. 22P1978, Probate Court for Davidson County, Tennessee.

Helen True, having died testate on February 12, 2023, her interest in said property being devised to Richard Martin True by Last Will and Testament of record in Docket No. 23P1452, Probate Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3685 Alessio Road Whites Creek, TN 37189

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on September 29, 2023.

The Helen Carney True Estate

By: Richard M True trustee

Richard Martin True, Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Richard Martin True,Trustee of the The Helen Carney True Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this September 29, 2023.

Kilee Thornton

Notary Public

My Commission Expires: 8/8/2027

File #: 2023-4279

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

KILEE THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 2, 2023.

J. Carlton Drumwright

October 2, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 2, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY