Karen Johnson Davidson County
Batch# 1104450 DEEDQC
02/26/2024 10:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240226-0012848

QUITCLAIM DEED

JAMES M. BIRNBAUM
NOTARY PUBLIC-STATE OF NEW YORK
No. 02BI6130768
Qualified in Rockland County
My Commission Expires 07-18-2025

STATE OF NEW YORK, COUNTY OF ROCKLAND

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

James F. Melville III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF FEBRUARY, 2024.

NOTARY PUBLIC

My Commission Expires: 7/18/25

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Atty
ORTALE KELLEY LAW FIRM
330 Commerce Street, Suite 110
Nashville, TN 37201
OK File #36543

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
James F. Melville, III., Trustee 709 Vista on the Lake Carmel, NY 10512	SAME ADDRESS AS NEW OWNER	188-10-0A-364.00-CO

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **James Melville ("Grantor")**, by these presents, quitclaims, grants, and conveys unto **James F. Melville, III, as Trustee of the JFM3 Revocable Trust dated February 7, 2024 ("Grantee")**, its successors and/or assigns, any and all interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 364 on the Plan of Phase 7, Section IC, Carothers Crossing of record in Instrument Number 20210120-0008752, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Melville, an unmarried person, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated April 27, 2022, and record April 29, 2022, as Instrument No. 20220429-0050144, Register's Office for Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY:
Property Address: 1005 Milson Lane, Nolensville, Davidson County, TN 37135

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this the 7th day of February, 2024.

James Melville

STATE OF NEW YORK, COUNTY OF ROCKLAND

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Melville with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal, this 7 day of February, 2024.

Notary Public

My Commission Expires: 7/18/25

JAMES M. BIRNBAUM
NOTARY PUBLIC-STATE OF NEW YORK
No. 02BI6130768
Qualified in Rockland County
My Commission Expires 07-18-20 25

*This is a tax-exempt transfer of appreciated property as provided in TCA Code 67-4-409(a)(1)(ii).

Tennessee Certification of Electronic Document

I, April N. Bradley, 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 February 7, 2024. (Date of document)

Affiant Signature

February 26, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 26th day of February, 2024.

Notary's Signature

My Commission Expires: 5-5-2025

(*SEAL*)

SUSANNAH L. DANIEL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2025