Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-2526

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of June, 2024

Notary Public

Commission Expires: _____

AMANDA MAYNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Karen Johnson Davidson County
Batch# 1146190 DEEDWARR
06/12/2024 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20240612-0043950

Address of New Owner	Send Tax Bills To:	Map & Parcel
Christoph G. Melcher and Etienne M. Melcher, Trustees of The Melcher Family Trust	New Owner	092-16-0B-107-00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Gregory Scott Caroom, Trustee of The Gregory Scott Caroom Revocable Trust, dated April 9th, 2015 as amended

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christoph G. Melcher and Etienne M. Melcher, Trustees of The Melcher Family Trust under agreement dated November 30, 2015

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit no. 1106, Level 13, of University Square Condominium Apartments, created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 7051, Page 529, as amended in Book 7119, Page 884, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in "Exhibit A" of said Master Deed. Reference is hereby made to the Plat of University Square Condominium Apartments of record in Book 6900, Page 124, said Register's Office. Together with the rights to use parking space #2, Level P-3 (Lobby Level).

Being the same property conveyed to Gregory Scott Caroom Revocable Living Trust by Warranty Deed from Martin Fugardi, and wife Ann B. Fugardi of record in Instrument No. 20050816-0097122 Register's Office for Davidson County, Tennessee, dated August 12, 2005 and recorded on August 16, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 900 19th Avenue South #1106, Nashville, TN 37212

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 and assigns forever; and we so covenant with 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 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 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.

Dated this the 4th day of June, 2024.

Gregory Scott Caroom Revocable Living Trust

By: Gregory Scott Caroom, Trustee
Gregory Scott Caroom, Trustee

STATE OF Virginia
COUNTY OF Roanoke City

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within-named Gregory Caroom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustee of the Gregory Scott Caroom, Trustee of the Gregory Scott Coroom Revocable Trust dated April 9, 2015, as amended, the within named bargainor, and that they as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of June, 2024.

Alexander Luis Marin
Notary Signature
My commission expires: 08/31/2024

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Alexander Luis Marin
REGISTRATION NUMBER
7871785
COMMISSION EXPIRES
August 31, 2024

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, Amanda Maynor, 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

June 4, 2024

Date

Amanda Maynor

Affiant Signature

June 12, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th day of June, 2024.

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON