This instrument prepared by:
The Lambert Firm, PLLC
40 Burton Hills Boulevard #200
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1153015 DEEDQC
07/01/2024 11:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240701-0049348

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

AFFIANT

SPENCER LAMBERT TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 12 day of June, 2024.

NOTARY PUBLIC
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(
THE GAINES GARLAND TRUST 3093 Ivey Point Road Goodlettsville, Tennessee 37072	THE GAINES GARLAND TRUST 3093 Ivey Point Road Goodlettsville, Tennessee 37072	010-00-0-033-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, that **Greg A. Melton and Chelcie Lynn Melton, a married couple** ("Grantor") does hereby quitclaim and convey unto **THE MELTON TRUST** ("Grantee"), its successors and assigns, any and all interest Grantor may have in that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being land in the 10th Civil District of said County, described according to a survey made by Hickerson and Hickerson, Engineers, dated January 25, 1964, as follows:

Beginning at a point in the center of Ivey Point Road, marked by a railroad spike, said point being located 680 feet northwest, as measured along the center line of said Road, of the southeast corner of the tract of land conveyed to Paul E. Ballanfant and wife, by deed of record in Book 3162, page 295, Register's Office for said County; thence with said Road, North 61 deg. 35 min. West
9.7 feet and North 65 deg. 58 min. West 405.3 feet to a railroad spike; thence North 1 deg, 10 min. East 1968.2 feet to an iron pin; thence North 4 deg. 15 min. East 330 feet to an iron pin set in the northerly edge of a creek; thence North 70 deg. East 363 feet to an iron pin; thence South 0 deg. 55 min. West 2566 feet to the point of beginning, containing 20.9 acres, more or less.

Included in the above description but specifically excluded herein is that portion conveyed to John Bell Rittenberry and wife, Ruth B. Rittenberry by deed from Teddy D. Armstrong and Rilda Hale Armstrong, of record in Book 4406, Page 449, Register's Office for Davidson County, Tennessee, and further described as follows:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Wayne 3. Cooper, Sr., Surveyor, March 14, 1970, as follows:

Beginning at a point 650 feet North 0 deg. 43 min. West from the original southwest corner of the Teddy D. Armstrong property, thence South 68 deg. 03 min. East 400.3 feet to an iron pin, thence along westerly margin of the Spencer property North 0 deg. 58 min. West 1,845.0 feet to an iron pin, thence South 70 deg. 00min. Wes t363.0 feet to an iron pin, thence South4 deg. 15 min. West 330.0 feet to an iron pin, thence along easterly margin of Rittenberry property South 0 deg. 43 min. East 1,296.3 feet to the point of beginning containing 14.8 acres more or less.

Being the same property conveyed to Greg A. Melton and Chelcie Lynn Melton, a married couple Warranty Deed from Rilda Hale Armstrong, unmarried, of record at Instrument No. 20221222-0132168 Register's Office for Davidson County, Tennessee, dated December 22, 2022 and recorded on December 22, 2022 in said register's office.

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. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

This is improved property known as: **3093 Ivey Point Road Goodlettsville, Tennessee 37072**

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, Grantor has executed this instrument on June 12, 2024

GRANTOR:

Gregory Melton

Chelcie Melton

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the Grantors, **Gregory Melton and Chelcie Melton** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein.

Witness my hand on June 12, 2024.

SPENCER LAMBERT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 11/6/24

I Barry Lambert, hereby make an oath that I am the custodian of the original version of the electronic document tendered to registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6-12-24

Barry Lambert
Affiant Signature

6-12-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this date 6/12/24

Notary Signature

My commission expires: 11/6/24

SPENCER LANCASTER
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON