Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399
Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Bryan and Christina Melcher
Address: 239 Neelys Bend Road
Madison
State: TN Zip Code: 37115

Map and Parcel: 052-01-0-116.00

Karen Johnson Davidson County
Batch# 1153776 DEEDQC
07/02/2024 12:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240702-0049923

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to a Christina Iacampo Melcher and Bryan J. Melcher, a married couple, as tenants by the entirety (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Bryan James Robert Melcher and Christina Iacampo Melcher, Trustees, or their successors in interest, of the Bryan and Christina Melcher Revocable Living Trust dated June 13, 2024, and any amendments thereto (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

Land in Davidson County, Tennessee, being Easterly 40 feet of Lot No. 1 and the Westerly 20 feet of Lot No. 2, in Block "A" on the Plan of Final Plat of Crittenden Estates Subdivision of record in Plat Book 974, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of said lots adjoin and together front 60 feet on the Northerly side of Neeley's Bend Road and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Roni C. Hagy and John G. Hagy, wife and husband by Quitclaim deed from Roni L. Christian nka Roni C. Hagy of record in Instrument No. 20170720-0073273 Register's Office for Davidson County, Tennessee, dated July 14, 2017 and recorded on July 20, 2017.

This conveyance is subject to:

- Taxes for the year 2019 and subsequent years.
- Plan of record In Plat Book 974, Page 69, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1118, Page 622 and Book 1129, Page 521, Book 1236, Page 591, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property, known as: 239 Neelys Bend Road, Madison, TN 37115

Being same property conveyed in Instrument 202406280048989

Christina Melcher
Grantor's Signature

Grantor's Signature

Christina Melcher
Grantor's Name

Bryan Melcher
Grantor's Name

239 Neelys Bend Rd
Address

Madison, TN 37115
City, State & Zip

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christina Melcher and Bryan Melcher whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 13 day of June, 2024

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public

My Commission Expires: 11/8/27

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Christina Melcher
Affiant

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 13 day of June, 2024

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public
My Commission Expires: 11/8/27

Tennessee Certification of Electronic Document

I, Katherine Stauffer, 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 6/13/24 (date of document).

Affiant Signature

6/13/24
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 13 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY SEAL
JOAN ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027