Karen Johnson Davidson County
Batch# 1262239 DEEDWARR
04/21/2025 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.13
20250421-0029860

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 205
Brentwood, TN 37027
RT-25-610

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $494,900.00

Audra Rose Wiedholz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of April, 2025

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Audra Rose Wiedholz 791 Mill Creek Meadow Drive Nashville, TN 37214	NEWOWNER	095-02-0C-038.00-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,

Victoria Melancon and Anthony Melancon, wife and husband

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

Audra Rose Wiedholz, unmarried

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:

Land in Davidson County, Tennessee, being Unit 38, Riverwalk at Mill Creek Homes, a Horizontal Property Regime with Private Elements of record in Exhibit "D", as shown in the Declaration of Covenants, Conditions and Restrictions for Riverwalk at Mill Creek Homes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20180307-0021557, as amended in Instrument No. 20180404-0031782, 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 Victoria Melancon and Anthony Melancon, wife and husband, by Warranty Deed from Riverwalk at Mill Creek Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20220124-0008540 Register's Office for Davidson County, Tennessee, dated January 18, 2022 and recorded on January 24, 2022.

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: 791 Mill Creek Meadow Drive, Nashville, TN 37214

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 16 day of April, 2025.

Victoria Melancon

Anthony Melancon

STATE OF Texas
COUNTY OF Tarrant

On this 16 day of April, 2025, before me personally appeared Victoria Melancon and Anthony Melancon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16 day of April, 2025.

Notary Signature
My commission expires: MAR 17 2026
Laurie Holmstrom

LAURIE HOLMSTROM
Notary ID #131479486
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. Mar 7, 2026

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 4/17/25.

Date

Affiant Signature

4/17/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of April, 25.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

