Karen Johnson Davidson County
Batch# 1263427 DEEDQC
04/23/2025 12:19:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250423-0031180

This Instrument was Prepared by and
Returnable to (After Recordation):
Ashworth & Rye, PLLC
Robert C. Ashworth
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Name & Address of New Owner(s):	Send Tax Bill(s) To:	Map & Parcel No.:
Ark Homes, LLC 4453 Kedron Rd Spring Hill, TN 37174	New Owner	094-01-0-098.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **MELLON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY (A/K/A MELLON PROPERTIES LLC)**, hereinafter called **"GRANTOR,"** does hereby quitclaim and convey unto **ARK HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** its successors, and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 122, as shown on the Plan of Payne Blakemore and Cummings Addition to Nashville of record in Plat Book 57, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MELLON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Warranty Deed from J & C REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20231222-0099001, dated December 15, 2023, said Register's Office.

This is "Improved" property known as **618 South 14th Street, Nashville, TN 37206**. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description was drawn from the prior deed of record and the Grantor and the attorney preparing this deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23rd day of April, 2025.

Grantor:
Mellon Properties, LLC
A Tennessee limited liability company

Jill Mellon

By: Jill Mellon
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared JILL MELLON, SOLE MEMBER for MELLON PROPERTIES, LLC, the within named bargainor, a TENNESSEE LIMITED LIABILITY COMPANY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such SOLE MEMBER.

Witness my hand, at office, this 23rd day of April, 2025.

Notary Public

My commission expires: My Commission Expires January 17, 2027

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me, this 23rd day of April, 2025.

Notary Public

My Commission Expires: My Commission Expires January 17, 2027

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Rebekah Jolley, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and correct copy of the original document executed and authenticated according to law on April 23, 2025.

Signature

April 23, 2025
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Rebekah Jolley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jenny L Wilson
Notary Public

4/23/2025
Date

My Commission Expires: 1/22/29

