This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24806-DJ

Karen Johnson Davidson County
Batch# 1331140 DEEDWARR
10/07/2025 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20251007-0079965

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $630,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of October, 2025.

Notary Public
My Commission Expires: 11-8-2028

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrew Meleka and Christine Meleka 468 Red Sunset Ct Brentwood, TN 37027.	Provident Funding Associates, LP. 7 Parkway Center Drive South 220 Pittsburgh, PA 15220	181-06-0B-007-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Aaron Ammon, Trustee of The Pumpkin Boy Revocable Living Trust dated April 29, 2022**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Andrew Meleka and Christine Meleka, husband and wife,** hereinafter called the Grantee(s), his/her/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 all of Lot No. 7, Minor Subdivision, Final Plat, Phases 5 & 6, The Heights at Autumn Oaks, according to survey and plat of same appearing of record in Instrument No. 20200429-0044960, in the Register's Office for Davidson County, Tennessee, to which plat refence is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to The Pumpkin Boy Revocable Living Trust, dated April 29, 2022 by Quitclaim Deed from Megan Ammon and Aaron Ammon, wife and husband, dated April 29, 2022, recorded June 10, 2022, of record in Instrument No. 20220610-0066248, Register's Office for Davidson County, Tennessee.

This is improved property located at: **468 Red Sunset Ct, Brentwood, TN 37027.**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~6th~~ 2nd day of October, 2025. AA

GRANTOR:

The Pumpkin Boy Revocable Living Trust dated April 29, 2022

By: _____
Aaron Ammon, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Aaron Ammon, Trustee of The Pumpkin Boy Revocable Living Trust dated April 29, 2022, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~6th~~ 2nd day of October, 2025.

_____
Notary Public
My Commission expires: 11-8-2028

I, Kirsten Virden, 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 10/02/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 10/02/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of October, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

