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

Karen Johnson Davidson County
Batch# 1333871 DEEDQC
10/15/2025 10:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251015-0082027

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	072-07-0-127.00

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. 4 on the Plan of 2306 Riverside Drive of record in Plat at Instrument No. 20231011-0079727, 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 Mellon Properties, LLC, a Tennessee limited liability company by Warranty Deed from 2310 Riverside, GP, a Tennessee general partnership of record in Instrument No. 20240813-0061106 Register's Office for Davidson County, Tennessee, dated August 7, 2024 and recorded August 13, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is "Unimproved" property known as **2310 Riverside Drive, Nashville, TN 37216**. 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 14th day of October, 2025.

Grantor:
Mellon Properties, LLC
A Tennessee limited liability company

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 14th day of October, 2025.

Notary Public

My commission expires: 12/17/2028

REBEKAH JOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 17, 2028

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me, this 14th day of October, 2025.

Notary Public

My Commission Expires: 12/17/2028

REBEKAH JOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 17, 2028

True Copy Certification

I, Brian Hurst, 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 October 14, 2025.

Signature

10/14/2025
Date

State of Tennessee
County of Williamson

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

Notary Public

10/14/2025
Date

My Commission Expires: 12/17/2028

