RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-24104-24

MARTHA E. BERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1337505 DEEDWARR
10/23/2025 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $3,696.44
20251023-0084563

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $999,037.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of Oct, 2025

NOTARY PUBLIC

My commission expires: August 31, 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Audelino Melgar, Jr. and Elizabeth Anaya **225 Stonecrest Rd** **Argyle, TX 76226**	Same address as new owner	118-03-0E-016.00

FOR AND IN CONSIDERATION of the sum of NINE HUNDRED NINETY NINE THOUSAND THIRTY SEVEN AND 00/100 Dollars ($ 999,037.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Rosedale 20, General Partnership**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Audelino Melgar, Jr. and Elizabeth Anaya, as Joint Tenants,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit No. 16 of The View at Rosedale, as established by, and appearing at Exhibit B of, that Declaration of Covenants, Conditions, and Restrictions for The View at Rosedale, a horizontal property regime with private elements, a planned unit development, of record in Instrument #20240503-0032693, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being a portion of the same property conveyed to Rosedale 20 from Eclipse Construction Group, LLC; Nathan Dale Stoops Real Estate, LLC; 615 Property Investment Group, LLC; Benjamin C. Wilson, Trustee of the Benjamin C. Wilson Revocable Living Trust; Cielo Investment Group, LLC; RACoop Holdings, LLC; and Bryan Eby (incorrectly spelled Elby on prior deed), Trustee of Eby Revocable Living Trust, by Quitclaim Deed dated January 29, 2024 and recorded January 30, 2024 in Instrument #20240130-0006516, said Register's Office.

Being a portion of the same property conveyed to Eclipse Construction Group, LLC; Nathan Dale Stoops Real Estate, LLC; 615 Property Investment Group, LLC; Benjamin C. Wilson Revocable Living Trust; Cielo Investment Group, LLC; RACoop Holdings, LLC; and Eby Revocable Living Trust, from Eclipse Construction Group, LLC; Nathan Dale Stoops (previously incorrectly spelled Stroops) Real Estate, LLC; 615 Property Investment Group, LLC; Benjamin C. Wilson Revocable Living Trust; Cielo Investment Group, LLC; RACoop Holdings, LLC (erroneously spelled Reecoop on prior deed); and Eby Revocable Living Trust, by Quitclaim Consolidation Deed dated November 7, 2023 and recorded November 9, 2023 in Instrument #20231109-0087707, said Register's Office.

Being a portion of the same property conveyed to Eclipse Construction Group, LLC; Nathan Dale Stroops Real Estate, LLC; 615 Property Investment Group, LLC; Benjamin C. Wilson Revocable Living Trust; Cielo Investment Group, LLC; and the Eby Revocable Living Trust, from William Bart Butler, aka William B. Butler,

an unmarried man, by Warranty Deed dated July 26, 2023 and recorded August 1, 2023 in Instrument #20230801-0059158, in Instrument #20230801-0059162, and in Instrument #20230801-0059170, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 546 B Rosedale Avenue, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 17 day of October, 2025

GRANTOR(S)

Rosedale 20, General Partnership

Benjamin C. Wilson, Authorized Signer

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, of said County and State, Benjamin C. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized signer, of Rosedale 20, General Partnership, the within named bargainor and that he as such authorized signer, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17 day of October, 2025.

Notary Public

Martha E. Berry
Printed Notary Name
My commission expires: August 31, 2027



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 October 17, 2025 (date of document).

10/21/2025
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this October 21, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028