Karen Johnson Davidson County
Batch# 1338528 DEEDQC
10/27/2025 09:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251027-0084957

RECORD AND RETURN TO:
WilsonBerry Title & Escrow
2231 N Mt Juliet Rd, Ste 203
Mt Juliet, TN 37122
File QWB-24104-24

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF WILSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day of OCTOBER, 2025. NOTARY PUBLIC My commission expires: 11-22-25

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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROSEDALE 16, LLC 225 Stonecrest Dr Argyle, TX 76226	Same as Address of New Owner	118-03-0E-016.00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Audelino Melgar, Jr. and Elizabeth Anaya, as Joint Tenants,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **ROSEDALE 16, LLC,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee.

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 the same property further conveyed to Audelino Melgar, Jr. and Elizabeth Anaya, as Joint Tenants from Rosedale 20, General Partnership by Warranty Deed dated October 17, 2025 and recorded October 23, 2025, in Instrument #20251023-0084563, Register's Office for Davidson County, Tennessee.

WITNESS MY HAND, this 20th day of October, 2025.

Grantor

Audelino Melgar, Jr.

Elizabeth Anaya

STATE OF Texas
COUNTY
OF Denton

Personally appeared before me, a Notary Public, Audelino Melgar, Jr. and Elizabeth Anaya , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained on behalf of the Trust.

WITNESS my hand and seal, this 20th day of October, 2025.

MONTOYA GRISSOM
Notary ID #134620392
My Commission Expires
October 25, 2027

Notary Public

Montoya Grissom
Printed Notary Name

My commission expires: 10/25/2027

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 20, 2025 (date of document).

10/21/25
Date

State of TENNESSEE
County of WILLIAMSON

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

Notary's Signature

My Commission Expires: 1/24/2028

Notary's Seal

