Karen Johnson
Batch # 1354546
12/05/2025 10 47 30 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20251205-0096809

PREPARED BY:
JAMES L. COLLIER, ATTORNEY
603 Woodland Street
Nashville, Tennessee 37206

FROM: KRISTEN BROOKE MELENDEZ

TO: ROBERTO MELENDEZ

Send Tax Statements To:

ROBERTO MELENDEZ
3685 Alessio Road
Whites Creek, TN 37189

Map and Parcel No:

038-00-0-071-01

QUITCLAIM DEED

Pursuant to a Marital Dissolution Agreement and Final Decree of Divorce entered into by and between the parties in the Third Circuit Court of Davidson County, Tennessee. I, **Kristen Brooke Melendez**, hereby transfer and by these presents do remise, release and quitclaim unto, **Roberto Melendez**, her heirs and assigns, all of my right, title and interest in and to the following described land in Davidson County, Tennessee, 3685 Alessio Road, Whites Creek, Tennessee.

Beginning at a point in the southerly margin of Alessio Road, said point being westerly 2032 feet, more or less, from the intersection of Old Hickory Blvd. and Alessio Road; thence southerly, 703 feet to a point; thence southwesterly, 160.6 feet to a point; thence northerly, 766.6 feet to a point in the southerly margin of Alessio Road; thence easterly along said Alessio Road, 150 feet to the point of beginning, described according to a survey by Southern Land & Associates, dated September 11, 1980.

Being the same property conveyed to James C. Carney, for is life, with the remainder to Katherine Bell LaRue, by Warranty Deed from David B. Wimpee and wife, Janet C. Wimpee, of record in Book 6311, page 671, Register's Office for Davidson County, Tennessee, dated May 31, 1984 and recorded on June 08, 1984.

James Calvin Carney, having died on October 22, 1988, the remainder interest in said property vesting in Katherine Bell LaRue.

Being the same property conveyed to Rufus G. LaRue and wife, Katherine B. LaRue, by Quitclaim Deed from Katherine Belle LaRue, the remainder holder under James C. Carney, deceased, to Charles F. Brown, for the purpose of making a re-conveyance, of record in Book 7698, Page 817, Register's Office for Davidson County, Tennessee, dated November 08, 1988, and recorded on November 08, 1988

Rufus G. LaRue, having died on January 5, 1993, his interest in said property vesting in Katherine B. LaRue as the surviving tenant by the entirety.

Katherine Carney LaRue, having died testate on August 25, 2022, her interest in said property being devised to Helen True by Last Will and Testament, of record in Docket No. 22P1978, Probate Court for Davidson County, Tennessee.

Helen True, having died testate on February 12, 2023, her interest in said property being devised to Richard Martin True by Last Will and Testament of record in Docket No. 23P1452, Probate Court for Davidson County, Tennessee.

Being the same property conveyed to Roberto Melendez and Kristen Brooke Melendez, husband and wife, from Richard Martin True, Trustee of The Helen Carney True Estate, by Warranty Deed of record in Instrument No. 20231004-0078251 Register's Office for Davidson County, Tennessee, dated 10/04/2023.

WITNESS my hand this, the 12 day of November, 2025.

KBrooke Melendez

KRISTEN BROOKE MELENDEZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above County and State, the within named **KRISTEN BROOKE MELENDEZ**, the bargainor, with whom I am personally acquainted (or who identified herself to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at the office, this the 12th day of November, 2025.

Andrea Baker

NOTARY PUBLIC

My Commission Expires 3/3/2026

This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409 (a)(3)(A).

