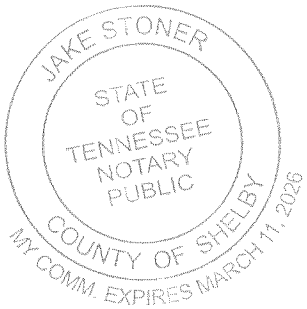
Karen Johnson Davidson County
Batch# 1355793 DEEDWARR
12/09/2025 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20251209-0097885



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of December, 2025.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Bryan James Melcher and Christina Lacampo Melcher, Trustees of Bryan and Christina Melcher Revocable Living Trust dated June 13, 2024	**UBS Bank USA**	**051-11-0-098.00**
1409 Oakland Acres Drive	**95 State Street Suite 2200**	
Madison, TN 37715	**Salt Lake City, UT 84111**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Joyce Ellis Bridges for The Joyce E. Bridges Trust

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Bryan James Melcher and Christina Lacampo Melcher, Trustees of Bryan and Christina Melcher Revocable Living Trust dated June 13, 2024

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 36-A, on the plan of Resubdivision of Lot 37 and Reserved Parcel "B", of Section II, Oakland Acres, as of record in Book 6200, Page 269, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joyce Lynn Bridges by Quitclaim Deed from Joyce Ellis Garton aka Joyce Ellis Bridges aka Joyce Lynn Bridges, dated March 14, 2004 and recorded March 16, 2004 in Instrument No. 20040316-0029637, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Joyce E. Bridges, Trustee of The Joyce E. Bridges Trust by Quitclaim Deed from Joyce Lynn Bridges dated August 21, 2024 and recorded August 26, 2024 in Instrument No. 20240826-0065239, Register's Office of Davidson County, Tennessee.

This is improved property known as **1409 Oakland Acres Drive, Madison, TN 37715.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 the Grantor has hereunto executed this instrument on this the 8th day of December, 2025.

Joyce E. Bridges, Trustee

Joyce E. Bridges, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joyce E. Bridges**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee of the Joyce E. Bridges Trust dated June 7, 2024**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and official seal this 8th day of December, 2025.

Notary Public
My Commission Expires: 3.23.27

Lenders Title Company File No. 25-001268-626

Gregory D. Vadner
State of Tennessee
Notary Public
Sumner County

True Copy Certification

I, **Tammy Carney,** 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 this the 8th day of December, 2025.

Affiant Signature
Date 12.8.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8 day of December, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

