WARRANTY DEED

Karen Johnson Davidson County
Batch# 1386477 DEEDWARR
02/27/2026 10:43:30 AM 4 pgs
Fees: $23.00 Taxes: $980.50
20260227-0015629

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $265,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 02/25/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/3/27

JOAN L MOSS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 190D Saundersville Road
Hendersonville, TN 37075
file # 1344-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Kristen Brooke Melendez	**Same as new owner**	039-00-0-001.00
6365 Old Hickory Boulevard		
Nashville, TN 37189		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Richard M. True and Shao Chun MA, a married couple

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kristen Brooke Melendez, a single woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property located on the West side of Old Hickory Boulevard in Whites Creek, 1st Councilmanic District of Davidson County, Tennessee. Being shown as parcel 1.00 on Davidson County Property Map 39, and being more particularly described according to a survey by Crenshaw Land Surveying, William E. Crenshaw, TN. R.L.S. #2395, dated December 19, 2025, and known as Job No. 25-078, as follows:

BEGINNING at an iron pin set by a fence post in the westerly right-of-way of Old Hickory Boulevard, 30 feet from the centerline, at the Northeast corner of the herein-described tract. Said pin being the Southeast corner of the Sunnyside Projects, L.L.C. property (Map 39, Parcel 187) of record in Deed Book 20240228-0013502, R.O.D.C., TN. and being located approximately 308' south of the southerly right-of-way of Clarksville Pike.

Thence, from said POINT OF BEGINNING, leaving the line of Sunnyside Projects, L.L.C. and along the westerly right-of-way of Old Hickory Boulevard, along a curve to the right having a radius of 1692.44', a chord bearing and distance of S 08°23'41" W - 220.24', and an arc length along said curve of 220.40' to a mag nail set in an asphalt driveway at the Southeast corner of the herein-described tract and the Northeast corner of the Yadira Sandoval and Lisbeth Guy property (Map 39, Parcel 244) of record in Deed Book 20250411-0027239, R.O.D.C., TN.

Thence, leaving the westerly right-of-way of Old Hickory Boulevard, along the northerly line of Yadira Sandoval and Lisbeth Guy, N 82°39'20" W - 585.90' to an existing iron pipe at the Southwest corner of The herein-described tract and the Northwest corner of Yadira Sandoval and Lisbeth Guy, and being in the easterly line of the Stanley Freerkson, Jr. etux property (Map 38, Parcel 144) of record in Deed Book 20131231-0131135, R.O.D.C., TN.

Thence, leaving the line of Yadira Sandoval and Lisbeth Guy, along the easterly line of the Freerkson property, N 01°03'10" E - 308.35' to an existing iron pipe at a fence corner at the Northeast corner of Freerkson and the Northwest corner of the herein-described tract and in the southerly line of the Asset Management, L.L.C. property (Map 30, Parcel 79.01) of record in Deed Book 20140605-0048990,

R.O.D.C., TN.

Thence, leaving the line of Freerkson, along the southerly line of Assett Management, L.L.C. , S 84°36'22" E - 323.88' , passing a corner to the Waller Brothers DG 1 property (Map 30, Parcel 79) of record in Deed Book 20120821-0074893, R.O.D.C., TN. to an existing angle iron at a fence corner. Said angle iron being the Northwest corner of the Sunnyside Projects, L.L.C. property, aforementioned.

Thence, leaving the line of Waller Brothers DG 1 property, along the westerly line of Sunnyside Projects, L.L.C., S 03°02'54" W - 99.74' to an existing angle iron at a fence corner, the Southwest corner of Sunnyside Projects, L.L.C.

Thence, along the southerly line of Sunnyside Projects, L.L.C., S 83°04'31" E - 292.57' to the POINT OF BEGINNING, containing 3.72 acres.

Being a portion of the same property conveyed to Burton E. True, et ux, Helen C. True by Warranty Deed from Rufus Guy LaRue, et ux, Katherine C. LaRue of record in Book 3311, Page 119, Register's Office for Davidson County, Tennessee, dated November 17, 1961 and recorded on November 21, 1961.

Being a portion of the same property conveyed to Richard M. True, Unmarried, an undivided one-third interest (1/3), and Burton E. True and Helen C. True, Husband and Wife, two-thirds (2/3) interest, Tenants by the Entirety between Husband and Wife, and Joint Tenants with Rights of Survivorship amongst owners by Quitclaim Deed from Burton E. True and Helen C. True, Husband and Wife of record in Instrument No. 20190815-0081725 Register's Office for Davidson County, Tennessee, dated June 21, 2019 and recorded on August 15, 2019.

The said Burton E. True having died on or about March 1, 2021, vesting Helen C. True as surviving tenant by the entirety as to their two-thirds (2/3) interest.

The said Helen C. True having died on or about February 12, 2023, vesting Richard M. True as the surviving joint tenant.

Richard True having since married.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 6365 Old Hickory Boulevard Nashville, TN 37189

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand on February 25, 2026.

Richard M. True

Shao Chun MA

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Richard M. True and Shao Chun MA, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this February 25, 2026.

Notary Public

My Commission Expires: 9/3/29

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: 1344-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 25, 2026.

J. Carlton Drumwright

February 25, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 25, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY