WARRANTY DEED

(SEAL)

Record & Return to:
Victory Title & Escrow, LLC
2615 Medical Center Pkwy
Suite 1560
Murfreesboro, TN 37129

VT26030012

File #26-TL-0239-O

Karen Johnson
Batch # 1402105
04/06/2026 11:59:10 AM
Fees: $13.00 Taxes: $1,480.00

20260406-0027303

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April, 2026.

Notary Public
MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-16-2029

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
PNI LLC	**New Owner**	
(NAME)	(NAME)	**052 01 0 116.00**
209 Neelys Bend Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

BRYAN JAMES ROBERT MELCHER AND CHRISTINA IACAMPO MELCHER, TRUSTEES OF BRYAN AND CHRISTINA MELCHER REVOCABLE LIVING TRUST DATED JUNE 13, 2024,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

PNI LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Easterly 40 feet of Lot No. 1 and the Westerly 20 feet of Lot No. 2, in Block "A" on the Plan of Final Plat of CRITTENDEN ESTATES SUBDIVISION of record in Plat Book 974, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of said lots adjoin and together front 60 feet on the Northerly side of Neeley's Bend Road and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Bryan James Robert Melcher and Christina Iacampo Melcher, Trustees, or their successors in interest, of the Bryan and Christina Melcher Revocable Living Trust dated June 13, 2024, by Tennessee Quit Claim Deed from Christina Iacampo Melcher and Bryan J. Melcher, a married couple, as tenants by the entirety, of record in Instrument No. 20240702-0049923, in the Register's Office of Davidson County, Tennessee, dated June 13, 2024 and recorded on July 02, 2024.

Being the same property conveyed to Christina and Bryan Melcher, a married couple, as Tenants by the Entirety, by Tennessee Quit Claim Deed from Christina E. Iacampo and Bryan J. Melcher, a now married couple, of record in Instrument No. 20240628-0048989, in the Register's Office of Davidson County, Tennessee, dated June 13, 2024 and recorded on June 28, 2024.

Being the same property conveyed to Christina E. Iacampo and Bryan J. Melcher, Both Unmarried, as Tenants in Common with the Right of Survivorship, by Warranty Deed from Roni C. Hagy and John G. Hagy, Wife and Husband, of record in Instrument No. 20190524-0049604, in the Register's Office of Davidson County, Tennessee, dated May 22, 2019 and recorded on May 24, 2019.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CRITTENDEN ESTATES SUBDIVISION, as recorded in Plat Book 974, Page(s) 69.
* Covenants, Conditions and Restrictions as set forth in Restrictions Protective Covenants recorded in Book 1129, Page 521.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** _X_ **improved** property known as: **239 Neelys Bend Road, Madison, TN 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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/our hand(s) this the 2 day of April, 2026.

Bryan and Christina Melcher Revocable Living Trust dated June 13, 2024

By: _____
Bryan James Robert Melcher, Trustee

By: _____
Christina Iacampo Melcher, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2 day of April, 2026, before me personally appeared Bryan James Robert, Trustee of Bryan and Christina Melcher Revocable Living Trust dated June 13, 2024, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2 day of April, 2026.

_____
Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1 day of April, 2026, before me personally appeared Christina Iacampo Melcher, Trustee of Bryan and Christina Melcher Revocable Living Trust dated June 13, 2024, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1 day of April, 2026.

_____
Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028