Warranty Deed

Karen Johnson Batch # 1429210 06/08/2026 08:44:30 AM Fees: $13.00 Taxes: $2,867.13 20260608-0051151	Davidson County DEEDWARR 2 pgs
	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $774,900.00 Affiant Subscribed and sworn to before me, this the 5th day of June, 2026. Notary Public My commission expires: 1/30/29

MATTHEW CROWNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 30, 2029

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Trenton James Jackson and Sydney Marie Clark	NEW OWNER	133-02-0-190.00
3211 Avenal Ave.		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KARISSA MELCHIOR AND THOMAS MELCHIOR, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRENTON JAMES JACKSON, AN UNMARRIED MAN, AND SYDNEY MARIE CLARK, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. 21 and 22 on the Plan of Airdrie Subdivision "B", Property of D.C. Buell, as of record in Book 547, page 42, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 21 and 22 front 100 feet on the Westerly side of Avenal Avenue and run back between parallel lines 183 feet to an alley.

Being the same property conveyed to Karissa Melchior and Thomas Melchior, wife and husband by Warranty Deed from Sean M. Bellinger and wife, Allecia J. Bellinger of record in Instrument No. 20220809-0090425 Register's Office for Davidson County, Tennessee, dated August 08, 2022 and recorded on August 09, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 3211 Avenal Avenue, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of May, 2026.

Karissa Melchior

Thomas Melchior

STATE OF NEW YORK
COUNTY OF Kings

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Karissa Melchior and Thomas Melchior, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of May, 2026.

Notary Public

My Commission Expires: 03/03/2027

Yefim Kravets
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01KR6088174
Qualified in Kings County
My Commission Expires March 03, 2027