Karen Johnson Davidson County
Batch# 1432808 DEEDQC
06/11/2026 02:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260611-0053157

QUITCLAIM DEED

CAITLIN LLOYD-MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-8-2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-Test

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David and Karlene Mellinger Family Trust	Same as owner	116120Y00100CO
(NAME) 3815 A Woodmont Lane	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David Mellinger and Karlene Mellinger**, husband and wife, (the "**Grantors**"), by these presents do hereby quitclaim, transfer and convey to **The David and Karlene Mellinger Family Trust dated April 20, 2026**, (the "**Grantee**"), its successors and assigns, all their right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is improved property located at 3815 A Woodmont Lane, Nashville, TN 37215.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 11th day of June, 2026.

GRANTOR:

David Mellinger

Karlene Mellinger

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared David Mellinger and Karlene Mellinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of June, 2026.

Notary Public

My Commission Expires: 5-8-2029

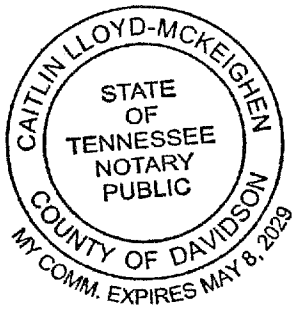


EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee being Unit A of The Cottages at 3815 Woodmont Lane, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for The Cottages at 3815 Woodmont Lane, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180109-0002564, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Cottages at 3815 Woodmont Lane, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument No. 20190109-0002564, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to David Mellinger and Karlene Mellinger, husband and wife, by Warranty Deed from Encore Construction LLC, a Tennessee limited liability company, dated June 7, 2019, of record in Instrument No. 20190611-0055810, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 June 11, 2026.

Affiant Signature

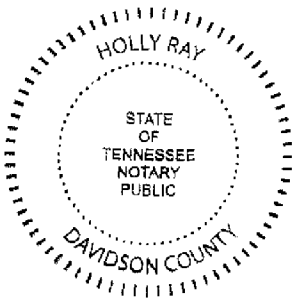
June 11, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11th day of June, 2026.



Notary's Signature

My Commission Expires: 03/09/27