Karen Johnson Davidson County
Batch# 1474631 DEEDQC
09/17/2026 11:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260917-0086700

Prepared By and Return to:
McCarter | East, PLLC
316 W Main St
Murfreesboro, TN 37130
*No title work requested or performed

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

KELLEN JOHANSEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this 17 day of September, 2026.

Notary Public
My Commission Expires: 6/15/30

Quit Claim Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Zebib Melendez, Trustee of the Zebib Melendez Revocable Trust u/a/d September 30, 2024	Same as New Owner	094160E04000
756 Spence Enclave Lane		
Nashville, TN 37210		

THIS INDENTURE, made and entered into as this 15 day of September, 2026, by and between **Zebib Melendez, a married woman**, as party or parties of the first part, and **Zebib Melendez, Trustee of the Zebib Melendez Revocable Trust u/a/d September 30, 2024**, as party or parties of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, all right, title and interest in and to the following described real estate, situated in the City of Nashville, County of Davidson, State of Tennessee and being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 40 on the Plan of Spence Enclave Townhomes, a planned unit development, as of record as Instrument Number 20061115-0141672 and amended in Instrument Numbers 20061117-0142842; 20061213-0153595; 20080222-0017508 and 20080507-0047102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Zebib Melendez by Warranty Deed dated March 22, 2018, from Peter P. Kaihani and wife, Nikole Kaihani, of record at Instrument Number 20180327-0028623, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 756 Spence Enclave Lane, Nashville, TN 37210.

WITNESS my hand this 15 day of September, 2026.

Zebib Melendez

State of Florida
County of Hillsborough

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Zebib Melendez with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ups Store E.F FL ~~TN~~, this 15th day of Sept., 2026.

Notary Public State of Florida
Emily Faudoa
My Commission HH 826107
Expires 6/30/2030

Notary Public at Large
My Commission Expires: Jun. 30, 2030

Tennessee Certification of Electronic Document

I Amber Whisner, do herby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for the registration herewith and that this electronic document is a true and exact copy of the original executed and authenticated according to law on September 15, 2026 (date of document).

Amber Whisner
Affiant Signature

September 17, 2026
Date

State Tennessee

County of Rutherford

Sworn to and subscribed before me this 17th day of September, 2026

ELISABETH CONNOR
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature

My Commission Expires 4-15-29

Notary's Seal