This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5346

Karen Johnson Davidson County
Batch# 297798 DEEDWARR
10/08/2019 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,213.60
20191008-0103225

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $328,000.00

Affiant

Subscribed and sworn to before me, this the 4th day of October, 2019

Notary Public
My Commission Expires: 11-8-22

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Menghan Mei and Shuya Meng 104 Cedar Place Bend Nashville, TN 37221	SAME	114-15-0A-019.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Nathan A. Skopak and Melissa L. Skopak, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Menghan Mei, an unmarried person and Shuya Meng, an unmarried person, as joint tenants with right 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 Unit No. 19, on the plan of Cedar Place Community, a Planned Unit Development (with Private Elements), filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20140918-0085685, as amended in Instrument 20141008-0093372, as corrected in Instrument 20141112-0104513, as amended in Instrument 20150319-0023886, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Nathan A. Skopak and Melissa L. Skopak, husband and wife by Warranty deed from Kevin Finn and Brittany Finn, husband and wife of record in Instrument No. 20170828-0088083 Register's Office for Davidson County, Tennessee, dated August 18, 2017 and recorded on August 28, 2017.

This Instrument executed on behalf of Nathan A. Skopak ("Principal") by Melissa L. Skopak pursuant to the Power of Attorney of record in Instrument Number _____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☐ improved or ☐ unimproved property located at: **104 Cedar Place Bend, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this_____ day of October, 2019.

GRANTOR:

NAS by MLS his Attorney in Fact
Nathan A. Skopak by Melissa L. Skopak, his Attorney-In-Fact

MLS
Melissa L. Skopak

STATE OF Oklahoma
COUNTY OF Tulsa

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Melissa L. Skopak, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3 day of October, 2019.

Leslie Zimmerman
Notary Public
My Commission expires: 07/21/2022

LESLIE ZIMMERMAN
Notary Public, State of Oklahoma
Commission # 10005876
My Commission Expires 07-21-2022

STATE OF Oklahoma
COUNTY OF Tulsa

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Melissa L. Skopak the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Nathan A. Skopak ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 3 day of October, 2019.

Leslie Zimmerman
Notary Public
My Commission expires: 07/21/2022

LESLIE ZIMMERMAN
Notary Public, State of Oklahoma
Commission # 10005876
My Commission Expires 07-21-2022

EXHIBIT "A"
TO Warranty Deed
From: Nathan A. Skopak and Melissa L. Skopak
To: Menghan Mei and Shuya Meng

STATE OF Oklahoma
COUNTY OF Tulsa

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 3 day of October, 2019.

Notary Public
My Commission Expires: 7/21/2022

LESLIE ZIMMERMAN
Notary Public, State of Oklahoma
Commission # 10005876
My Commission Expires 07-21-2022

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

201910080103225