PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 600477 **DEEDWARR**
03/25/2021 03:03:29 PM 2 pgs
Fees: $13.00 Taxes: $3,422.50
20210325-0039700

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61722
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert Spieth Susan Spieth 829 D Clayton Avenue Nashville, TN 37204	New Owner

TAX MAP PARCEL NUMBERS: 118060B00400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$925,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark A. Bjordahl and Joanne Mamenta Bjordahl, Trustees of the Amended and Restated Bjordahl Trust Agreement, U/A/D February 7, 2019,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Robert Spieth and Susan Spieth, a married couple,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium apartment in Davidson County, Tennessee, being Unit No. D of Lot 1 of Clayton Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A" to the Master Deed of record in Inst. No. 20060630-0078744, Register's Office for said County, to which source reference is herby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Mark A. Bjordahl and spouse, Joanne M. Bjordahl, by Warranty Deed from Burak K. Gurses and spouse, Christine M. Gurses, dated October 22, 2010 and recorded on October 27, 2010, of record in Inst. No. 20101027-0085907, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 10, 2010, recorded November 12, 2010, of record in Inst. No. 20101112-0090861, said Register's Office, subject property was conveyed to Mark A. Bjordahl and Joanne Mamenta Bjordahl, Trustees of the Bjordahl Joint Revocable Living Trust Agreement, established by the Revocable Trust Agreement of Mark A. Bjordahl and Joanne Mamenta Bjordahl, dated October 4, 2002. Subject property was further conveyed to Mark Alan Bjordahl and Joanne Mamenta Bjordahl, husband and wife, by Quitclaim Deed dated February 7, 2019, of record in Inst. No. 20190215-0014102, said Register's Office. By Quitclaim Deed dated February 7, 2019, recorded February 15, 2019, of record in Inst. No. 20190215-0014103, said Register's Office, subject property was conveyed to Mark A. Bjordahl and Joanne Mamenta Bjordahl, Trustees of the Amended and Restated Bjordahl Trust Agreement, U/A/D February 7, 2019.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record as shown on Exhibit "A" to the Master Deed for record in Inst. No. 20060630-0078744, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Inst. No. 20060630-0078744, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; All matters shown on the Plan of record in Inst. No. 20050906-0106512, said Register's Office; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3920, page 891, said Register's Office.

This is improved property, known as 829 D Clayton Avenue, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of March, 2021

Amended and Restated Bjordahl Trust Agreement
U/A/D February 7, 2019
By: Mark A. Bjordahl
Mark A. Bjordahl, Trustee

Joanne Mamenta Bjordahl
Joanne Mamenta Bjordahl, Trustee

State of Florida

County of Pasco

On this 24th day of March, 2021, before me the undersigned authority, personally appeared Amended and Restated Bjordahl Trust Agreement, U/A/D February 7, 2019, of the Amended and Restated Bjordahl Trust Agreement U/A/D February 7, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 08-27-2023

Notary Public State of Florida
Madeleine Calderon
My Commission GG 331882
Expires 08/27/2023

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $925,000.00.

Affiant

Sworn and subscribed before me this 25 day of March, 2021

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022