Karen Johnson Davidson County
Batch# 1017700 DEEDWARR
06/22/2023 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,654.01
20230622-0047367

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $717,300.00.

Affiant

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 21st day of June, 2023.

Notary Public
My Commission Expires: 8-20-2023

2023-216

Address of New Owner:	Send Tax Bills to:	Tax Information:
Samantha Roberts and Joshua Opdahl	Wells Fargo	
816 Melpark Court	800 Walnut Street	105-14-0N-019.00
Nashville, TN, 37204	Des Moines, IA 50309	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Patrick Mayer and Lindsey Mayer, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Samantha Roberts, a single person and Joshua Opdahl, a single person, joint tenants with right of survivorship,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land situated in Davidson County, Tennessee, being Unit 19, as established in Declaration of Covenants, Conditions and Restrictions for Melpark Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151222-0128613, as amended by Instrument No. 20160106-0001307, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Declaration reference is hereby made for a more particular description of said property.

Being the same property conveyed to Patrick Mayer and Lindsey Mayer, husband and wife by Warranty Deed from Jacqueline A. Brown, Trustee of The Jacqueline A. Brown Revocable Trust dated January 11, 2010 of record in Instrument No. 20211130-0157966, Register's Office for Davidson, Tennessee, dated November 22, 2021 and recorded on November 30, 2021.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **816 Melpark Court, 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 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

assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20th day of June, 2023.

6/20/23
Patrick Mayer

6/20/23
Lindsey Mayer

STATE OF COLORADO
COUNTY OF BOULDER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrick Mayer and Lindsey Mayer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Boulder, Colorado this 20th day of June, 2023.

Notary Public
My Commission Expires: 02.26.24

KATHLEEN PHYLLIS HOFFMAN
Notary Public
State of Colorado
Notary ID # 20204008260
My Commission Expires 02-26-2024

True Copy Certification

I, Pam Autry, 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 this the 20 day of June, 2023.

Affiant Signature
Date 6-20-2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON