Karen Johnson Davidson County
Batch# 1347658 DEEDWARR
11/18/2025 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,839.75
20251118-0091871

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$767,500.00**

Subscribed and sworn to before me this 17th day of November, 2025.

Notary Public **Affiant**
My Commission Expires: 8/1/28

DENA A ELLIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-01-2028

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Young Family Trust dated October 9, 2025 **832 Hunters Hill Trace** **Old Hickory, TN 37138**	Same as New Owner	**064-05-0-081.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Patrick Opelt, Trustee of The Patrick and Elaine Opelt Living Trust, established by the Revocable Trust Agreement of Patrick Opelt and M. Elaine Opelt dated August 7, 2019**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Larry Creston Young and Robin Kiesche Young, Trustees of Young Family Trust dated October 9, 2025**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Phase One, Cleveland Hall Subdivision, as of record in Plat Book 11700, Page 51, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Patrick Opelt and M. Elaine Opelt, husband and wife by Warranty Deed from Verlie M. Altmann, unmarried and Steven T. Wentz, unmarried of record in Instrument No. 20130903-0092254 Register's Office for Davidson County, Tennessee, dated August 28, 2013 and recorded on September 03, 2013.

Being the same property conveyed to Patrick Opelt and/or M. Elaine Opelt, Trustees of The Patrick and Elaine Opelt Living Trust, established by the Revocable Trust Agreement of Patrick Opelt and M. Elaine Opelt dated August 7, 2019 by Quitclaim Deed from Patrick Opelt and M, Elaine Opelt, husband and wife of record in Instrument No. 20190812-0079914 Register's Office for Davidson County, Tennessee, dated August 07, 2019 and recorded on August 12, 2019.

This is improved property known as: 1145 Cleveland Hall Boulevard, Nashville, Tennessee 37138

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 17th day of November, 2025.

The Patrick and Elaine Opelt Living Trust, established by the Revocable Trust Agreement of Patrick Opelt and M. Elaine Opelt dated August 7, 2019

Patrick Opelt, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **Patrick Opelt, Trustee of The Patrick and Elaine Opelt Living Trust, established by the Revocable Trust Agreement of Patrick Opelt and M. Elaine Opelt dated August 7, 2019,** the within named Bargainor(s), 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 Goodlettsville, Tennessee this the 17th day of November, 2025.

My Commission Expires: _____

Mary Birthright
NOTARY PUBLIC

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 6, 2029

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **11/17/2025** [DATE].

AFFIANT SIGNATURE

11/17/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **17th** day of **November**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

