QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1399088 DEEDQC
03/30/2026 04:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260330-0025214

File #26-DW-0816-REFI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF March, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samantha Opdahl and Joshua Opdahl	Wells Fargo Bank N.A.	
(NAME)	(NAME)	**105 14 0N 019.00**
816 Melpark Court	3201 N. 4th Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Sioux Falls, SD 57104	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAMANTHA ROBERTS, A SINGLE PERSON AND JOSHUA OPDAHL, A SINGLE PERSON, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **SAMANTHA OPDAHL AND JOSHUA OPDAHL, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, 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 Samantha Roberts, a single person and Joshua Opdahl, a single person, joint tenants with right of survivorship, by Warranty Deed from Patrick Mayer and Lindsey Mayer, husband and wife, of record in Instrument No. 20230622-0047367, in the Register's Office of Davidson County, Tennessee, dated June 20, 2023, and recorded on June 22, 2023. Samantha Roberts and Joshua Opdahl have now married and Samantha Roberts is now known as Samantha Opdahl.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 816 Melpark Court, Nashville, TN 37204.

Witness my/our hand(s) this the 25 day of March, 2026.

Samantha Opdahl

Joshua Opdahl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of March, 2026, before me personally appeared Samantha Opdahl, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of March, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of March, 2026, before me personally appeared Joshua Opdahl, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of March, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

RETURN TO:
Samantha Opdahl and Joshua Opdahl
816 Melpark Court
Nashville, TN 37204

True Copy Certification

I, **Denise Woods,** 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 25 day of March, 2026.

Denise Woods
Affiant Signature
Date 3-25-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25 day of March, 2026.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

