Karen Johnson Davidson County
Batch# 1445557 DEEDWARR
07/13/2026 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,512.30
20260713-0063013

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Ronda Boutcher and Andrew Graham Boutcher, III **2102A Sharondale Dr. Unit B** **Nashville, TN 37215**	**New Owner** Servis First Bank 2500 Woodcrest Pl. Birmingham, AL 35209	**117 03 0K 003.00**

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Daniel C. Mehls and April E. Mehls, husband and wife,** ("Grantors"), have bargained and sold, and by these presents do hereby transfer, warrant and convey unto **Ronda Boutcher and Andrew Graham Boutcher, III, wife and husband**, ("Grantees") all of our right, title and interest in and to that certain real property known as 2102A Sharondale Drive, Unit B, Nashville, TN 37215, together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 2102 B shown on Exhibit B to the Declaration and Master Deed of Gracie Park Townhomes of record in Inst. No. 200511090135780, Inst No 200511300143882, re-recorded in Inst No 200604120042048 and Inst No. 201908160081946, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Daniel C. Mehls and April E. Mehls, husband and wife, by Warranty Deed from Arastu Jahanbin and Sarah Roberts, husband and wife, dated July 31, 2023, and recorded August 7, 2023, of record in Instrument No. 20230807-0061029, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2102A Sharondale Drive, Unit B, Nashville, TN 37215.

This conveyance is subject to all restrictions, easements and planning documents of 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever

used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, they, the said, **Grantors**, hereunto set by hands and seals this 9th day of July, 2026.

Daniel C. Mehls

April E. Mehls

STATE OF Minnesota
COUNTY OF Washington

On this 9th day of July, 2026, before me personally appeared **Daniel C. Mehls and April E. Mehls**, 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 9th day of July, 2026.

Notary Signature
My commission expires: Jan 31, 2030

Rebecca Lynn Schoenherr
Notary Public
Minnesota
My Commission Expires Jan. 31, 2030

AFFIDAVIT OF VALUE

STATE OF ~~Minnesota~~ Tennessee U.S.)
COUNTY OF Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $679,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 13th day of July, 2026.

Notary Public
My commission expires: 11-21-2027

SHERI ENGEL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

I, Amy Cross Nance, 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 9th day of July 2026

Dated July 13, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 13th day of July, 2026

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL