(1)

Karen Y Johnson Davidson County
Batch# 154317 DEEDQC
10/26/2018 10:51:16 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20181026-0106227

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Stacy S. Alessi
AFFIANT

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JANUARY 30, 2022

Subscribed and sworn to before me this 16 day of October, 2018.

Elizabeth Harland Willis
NOTARY PUBLIC

My Commission Expires: 1-30-22

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Patrick A. Mendenhall 549B Hamilton Avenue Nashville, TN 37203	SAME	105-07-3-F-002.00CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Jennifer L. Mendenhall,** Grantor, hereby quitclaims and conveys all of her undivided right, title, and interest, pursuant to Final Decree of Divorce of record in the Circuit Court for Davidson Co, Tennessee, Case No. 18D-378, to the hereinafter described property to **Patrick A. Mendenhall,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit "B" of the Cottages of 549 Hamilton Avenue a/k/a Unit "B" The Cottages at 549 Hamilton Avenue, A Horizontal Property Regime with Private Elements, which is a Planned Unit Development as established by that certain Declaration of Covenants, Conditions and Restrictions for The Cottages of 549 Hamilton Avenue of record in Instrument No. 20160913-0096153, in the Register's Office for Davidson County, Tennessee, together with the Limited Common areas/elements and Private Elements appurtenant of said Unit as described in Instrument No. 20160913-0096153, Unit Owners, and the Bylaws of the Association of Owners, reference Unit "B" and private elements "B" as set forth in Exhibit "B", Exhibit Map of said Declaration, reference to which is hereby made for a more complete and detailed description of said Unit, the rights and obligations of the Declarant and the owner.

Being the same property conveyed to Patrick A. Mendenhall and wife, Jennifer L. Mendenhall, by Warranty Deed, from Jason Bockman, married, dated August 25, 2017, of record in Instrument No. 2017083-0089537, Register's Office for Davidson County, Tennessee.

This property is known as: **549B Hamilton Avenue, Nashville, Tennessee 37203**

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 16 day of October, 2018.

Jennifer Mendenhall
Jennifer L. Mendenhall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jennifer L. Mendenhall with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

This the 16 day of October, 2018.

My Commission Expires:_____ Elizabeth Harland Willis
Notary Public

180535JM

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JANUARY 30, 2022