WARRANTY DEED

Karen Johnson Davidson County
Batch # 1375547 DEEDWARR
02/04/2026 08:18:31 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20260204-0007610

DM-FSBO-25-1522

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amber Kerby	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**094-12-0B-001.00-CO**
1522 Lebanon Pike	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Indian Land, SC 29707**	
(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, **PATRICK MENDENHALL, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMBER KERBY, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1 on the Plat of The Townhomes at Ontario, Exhibit B of the Declaration for The Townhomes at Ontario, a Townhouse Planned Unit Development, a Horizontal Property Regime, created pursuant to the Tennessee Horizontal Property Act, T.C.A. 66-27-101et seq., of record in Instrument No. 20211215-0165600, and labeled as "The Townhomes at Ontario" on the plat for The Ontario, Exhibit B of the Master Declaration for The Ontario, of record in Instrument No. 20211215-0165599, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description, together with and subject to all rights and obligations appurtenant thereto as set forth in said Declaration and Master Declaration.

Being the same property conveyed to Patrick Mendenhall, an unmarried man by Special Warranty Deed from Ontario Partners, Inc., a Tennessee corporation of record in Instrument No. 20230905-0069271 Register's Office for Davidson County, Tennessee, dated August 31, 2023 and recorded on September 05, 2023.

This conveyance is subject to:
- Taxes 2026 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20211215-0165599, 20211215-0165600 and 20211215-0165601, Register's Office for Davidson County, Tennessee.
- Matters shown on Final Plat of record in Instrument No. 20141124-0108053, in the Register's Office of Davidson County, Tennessee, which voids, vacates and supersedes Instrument No, 20010129-0008520, said Register's Office, as shown on the Survey.
- Agreement for Dedication of Easement and Sanitary Sewers and/or Storm Drainage, to Metropolitan Government of Nashville of record in Book 7468, Page 626, in the Register's Office of Davidson County, Tennessee as shown on that certain ALTA/NSPS Land Title Survey by Paul G. Weatherford, TN RLS No, 1941 of Weatherford & Associates, LLC dated April 8, 2020, last revised March 12, 2021 and designated Project No. 20-1499 (the "Survey").
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville of record in Book 7468, Page 623, in the Register's Office of Davidson County, Tennessee, as shown on the Survey.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville in Book 7610, Page 630, in the Register's Office of Davidson County, Tennessee, as shown on the Survey.
- Declaration of Restrictions and Covenants for Storm water Facilities and Systems of record in Instrument No. 20160309-0022452, in the Register's Office of Davidson County, Tennessee.

- Right of Way Deed for Highway Purposes to State of Tennessee of record in Book 5245, Page 247, in the Register's Office of Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20200923-0108889, in the Register's Office for Davidson County, Tennessee, as shown on Survey.
- Agreement for Dedication of Easement and/or Public Street Right-of-Way to Metropolitan Government of Nashville of record in Instrument Number 20210412-0048014, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast Cable Communications Management, LLC of record in Instrument Number 20211109-0149231, in the Register's Office for Davidson County, Tennessee.
- Shared Water and Sewer Systems as indicated on the approved Site Utility Plan of record in Instrument Number 20210608-0076795, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1522 Lebanon Pike, Nashville, Tennessee 37210**.

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), their heirs and 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 my/our hand(s) this the 30th DAY OF JANUARY, 2026.

Patrick Mendenhall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of January, 2026.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212