Karen Johnson
Batch # 1410226
04/23/2026 08:23:31 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260423-0033525

This Instrument Prepared by:
Covington D. Horan
Dismukes Law, PLLC
207 3rd Avenue N.
Franklin, TN 37064
(615) 200-8818

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
The P.M. Ellis Revocable Trust 492 Saddle Drive Nashville, TN 37221	Same as New Owner	142-02-0-259.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **PATRICK MICHAEL ELLIS** ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of his rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto the Trustees of **THE P.M. ELLIS REVOCABLE TRUST, under trust agreement dated March 31, 2026, as amended**, and their successors, heirs and assigns. The real estate is described as follows:

LAND lying and being located in Davidson County, Tennessee, and being further described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 301 on the Plan of Walnut Hill Manor, Section 1 of record in Plat Book 4460, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patrick Michael Ellis by Warranty Deed from Benjamin James Anholzer and Bailey Anholzer, husband and wife, dated March 31, 2025, recorded April 2, 2025, of record in Instrument Number 20250402-0025161, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

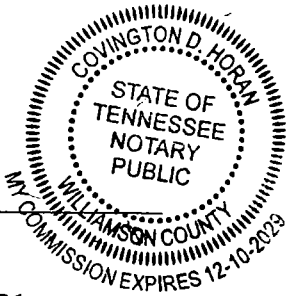
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 31st day of March, 2026.

Affiant

Notary Public

My Commission Expires: 

This is improved property, known as 492 Saddle Drive, Nashville, TN 37221.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 31st day of March, 2026.

PATRICK MICHAEL ELLIS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICK MICHAEL ELLIS**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 31st day of March, 2026.

Notary Public

My Commission Expires: 