THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Patrick Alan Mendenhall, Trustee
549B Hamilton Ave.
Nashville, TN 37203

Send Tax Bill to:
Owner

Map-Parcel Numbers:
094 12 0A 413.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Jennifer Crowell
Affiant

Subscribed and sworn to before me, this the 22nd day of December, 2025.

MARK BELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
12/9/28

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Patrick Mendenhall, an unmarried man** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Patrick Alan Mendenhall, Trustee of the Patrick Alan Mendenhall Living Trust dated June 7, 2021, and any amendments thereto.** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 1540 Lebanon Pike, Unit 413, Nashville, TN 37210.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 22nd day of December, 2025.

Patrick Mendenhall

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE 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 PROVIDED.

Karen Johnson
Batch # 1452004
07/28/2026 09:15:57 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260728-0068359

STATE OF Tennessee
COUNTY OF Williamson

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

Witness my hand and official seal this 22nd day of December, 2025.

My commission expires: 12/9/28 Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

A certain Condominium apartment in Davidson County, Tennessee, described as follows, to-wit being Unit No. 413 on the Plat of The Flats at Ontario, Exhibit B of the Declaration for The Flats at Ontario of record in Instrument No. 20211215-0165601, and labeled as "The Flats 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, from Ontario Partners, Inc., a Tennessee corporation, by Special Warranty Deed dated September 8, 2022 of record in Instrument No. 20220909-0101179, Registers Office for Davidson county, Tennessee.