Karen Johnson Davidson County
Batch # 1459146 DEEDQC
08/13/2026 08:13:00 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260813-0074904

This instrument prepared by:
Law Office of Georgina K. Hughes
13103 Lebanon Road
Mt. Juliet, TN 37122

Address New Owner:	**Send Tax Bills To:**
Phillip H. Bender Revocable Living Trust Phillip H. Bender, Trustee 3131-A Parthenon Avenue Nashville, TN 37203	Same **Map/Parcel** **104 02 10 001.00**

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. THE PREPARATION OF THIS DEED NEITHER EXPRESS NOR IMPLIES ANY OPINION OF THE PREPARER AS TO THE TITLE NOR AS TO THE ACCURACY OF THE DESCRIPTION OF THE PROPERTY. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE LAW OFFICE OF GEORGINA K. HUGHES AND ATTORNEY GEORGINA K. HUGHES SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that:

GRANTORS: Phillip Herbert Bender, do hereby bargain, sell, release, remise, quit claim and convey unto:

GRANTEES: Phillip Herbert Bender, as Trustee under the provisions of the trust agreement dated **August 12, 2026,** and known as the **Phillip H. Bender Revocable Living Trust,** all right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Unit No. 1 on the Plan of 3131 Parthenon Avenue. a Horizontal Property Regime with Private Elements of record In Exhibit "B" In the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20180918-0092419. 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 **Phillip Herbert Bender, unmarried man,** by **R2i, a Texas Limited Liability Company** by Warranty Deed dated June 20, 2020 and recorded July 6, 2020 in Instrument no. 20200706-0072440 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to R21, LLC, a Texas limited liability company by Warranty deed from Neva N. Graves, Trustee and by Graves Jordan, Trustee, for the Neva N. Graves Revocable Living Trust UAD February 17, 1997 as amended October 28, 2014 and Mike Graves and, wife; Deborah Graves of record in Instrument No. 20170221-0017075 Register's Office for Davidson County, Tennessee, dated February 16, 2017 and recorded on February 21, 2017.

Being the same property conveyed to Steve R. Mize by Quitclaim deed from R21, LLC, a Texas limited liability company of record In Instrument No. 20180514-0045979 Register's Office for Davidson County, Tennessee, dated May 14, 2018 and recorded on May 14, 2018.

Being a portion of the same property conveyed to R21, LLC, a Texas limited liability company by Quitclaim deed from Steven R Mitze of record in Instrument No. 20180514-0045980 Register's Office for Davidson County, Tennessee, dated May 14, 2018 and recorded on May 14, 2018.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 12th day of August, 2026.

Phillip Herbert Bender

Phillip Herbert Bender

State of Tennessee
County of Wilson

On this, the 12th day of August 2026, before me personally appeared **Phillip Herbert Bender** to me known to be the person described in and who executed the foregoing instrument; acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 12th day of August 2026.

Georgina K Hughes

Notary Public

GEORGINA KAY HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-29-2029

OATH OF CONSIDERATION

State of Tennessee
County of Wilson

The actual consideration or true value, whichever is greater for this transfer is $0.00.

Phillip Herbert Bender

Subscribed and sworn before me, this 12th day of August 2026.

Notary Public

GEORGINA KAY HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-29-2029