Karen Johnson
Batch # 1316789
09/02/2025 08 45 05 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250902-0069681

THIS INSTRUMENT WAS PREPARED BY:
Angello L. Huong, Attorney at Law
435 Park Avenue
Lebanon, TN 37087

PARCEL ID#: 074-16-0A-276.00

ADDRESS NEW OWNER: JOHN R. MARENGO, TRUSTEE
6129 PARKHAVEN BLVD
HERMITAGE, TN 37076
ADDRESS MORTGAGEE: N/A
SEND TAX BILL TO: New Owner
PROPERTY: (X) IMPROVED; ( ) UNIMPROVED

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND 00 CENTS ($1.00), cash in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, I, JOHN R. MARENGO, have this day bargained and sold, and by these presents do hereby transfer and convey unto JOHN R. MARENGO, Trustee of the John R. Marengo Trust, it beneficiaries and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, together with all improvements and appurtenances thereunto belonging, being more particularly described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 276 on the Final Plat of Phase 2 — Section 3, Parkhaven Communities, of record in Instrument No. 20230113-0003133, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> DEED REFERENCE: Being the same property conveyed by *Special Warranty Deed* dated August 22, 2024 from PARKHAVEN COMMUNITIES, LLC, a Tennessee limited liability company, to JOHN R. MARENGO and of record in Instrument No. 20240823-0064866, Register's Office of Davidson County, Tennessee.

This is improved property is otherwise more commonly known as 6129 Parkhaven Blvd, Nashville, Davidson County, Tennessee 37076.

This transfer is subject to any and all visible easements and restrictions as well as any easements and restrictions of record; subject to any applicable zoning and health department rules

and regulations; and subject to the detail of and to all easements, restrictions, setback lines, liens, encumbrances, and other conditions as shown of record, or which may be revealed by a physical inspection of the property, including but not limited to:

1) All matters shown on the Plan of record in Instrument No. 20230113-0003133, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions for Parkhaven Communities and ByLaws appended thereto of record in Instrument No. 20210401-0042733 and Supplemental for Phase 2 - Section 3 of record in Instrument No. 20231023-0082853, Register's Office for Davidson County, Tennessee;

3) Charter of Parkhaven Communities Homeowners Association, Inc. of record in Instrument No. 20210205-0016866, said Register's Office;

4) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20030516-0067076, Register's Office for Davidson County, Tennessee;

5) Conveyance of Conservation Greenway, Open Space and Common areas to Parkhaven Communities Homeowners Association, Inc., of record in Instrument No. 20210308-0029783, Register's Office for Davidson County, Tennessee;

6) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181022-0104460, in Instrument No. 20200923-0109241, in Instrument No. 20220512-0054620, and in Instrument No. 20230613-0044999, Register's Office for Davidson County, Tennessee;

7) Conveyance of Open Space and PUDE areas to Parkhaven Communities Homeowners Association, Inc. of record in Instrument No. 20231023-0082854, Register's Office for Davidson County, Tennessee;

8) Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20190911-0091968, Register's Office for Davidson County, Tennessee;

9) Subject to the flow of the Cumberland River and any streams, creeks, or branches;

10) Subject to the reservation as set out in the Deed of record in Instrument No. 20170802-0078781, said Register's Office.

Taxes for the current year which have been assumed by the Grantee herein and any subsequent years property taxes, not yet due and payable.

POSSESSION shall be as of date of deed.

WITNESS MY HAND HERETO, this 26th day of August, 2025.

JOHN R. MARENGO, GRANTOR

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned authority, a notary public in and for said state and county, the within named **JOHN R. MARENGO**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this 26th day of August, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/28/2026

ANGELLO L. HUONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is ZERO DOLLARS AND NO CENTS ($0.00).

AFFIANT

Subscribed and sworn to before me, this 26th day of August, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/28/26

S. R. STALLINGS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY