Karen Johnson
Batch # 1356585
12/11/2025 08 32 57 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251211-0098397

Prepared by and return to
Law Office of Eric K Fox
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, That husband, David H Madalinski, and wife, Leslie S Madalinski, (herein "Grantors") for and in consideration of the sum of Zero Dollars ($0 00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, and for the purpose of transferring Grantors' entire interest in the subject property, as tenants by the entirety, do hereby quitclaim and convey, as tenants by the entirety, unto David H Madalinski and Leslie S Madalinski, or their Successor(s), as Trustee(s) of the Amended and Restated David H Madalinski and Leslie S Madalinski Revocable Declaration of Trust, dated December 8th, 2025 (Collectively herein "Grantee"), with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Hermitage, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Lot No 9 on the Plan of Final Subdivision Plat of Hermitage Highlands, a Cluster Lot Subdivision of record in Plat at Instrument No. 20030422-0052784, 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 David H Madalinski and Leslie S Madalinski, a married couple, from David Appel and Alicia M Appel, husband and wife, by Warranty Deed on May 14th, 2021, and recorded on May 17th, 2021, Instrument No 20210517-0066478, Register's Office, Davidson County, Tennessee

This is improved property, known as 133 Lakeside Court, Hermitage, TN 37076

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

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title

Tenn Code Ann § 35-15-510 (or appropriate successor statute) shall apply to this property and this conveyance This conveyance preserves Grantors' Tenancy by Entirety (rights of survivorship) protections, with respect to creditors, in accordance with Tennessee law

IN TESTIMONY THEREOF I have executed this instrument this 8th day of December, 2025

Grantors:

X _____
David H Madalinski

X _____
Leslie S Madalinski

Address of New Owner	Send Tax Bills to	Map and Parcel
David H Madalinski and Leslie S Madalinski, as Trustees of the Amended and Restated David H Madalinski and Leslie S Madalinski Revocable Declaration of Trust, 133 Lakeside Court, Hermitage, TN 37076	David H Madalinski and Leslie S Madalinski, as Trustees of the Amended and Restated David H Madalinski and Leslie S Madalinski Revocable Declaration of Trust, 133 Lakeside Court, Hermitage, TN 37076	**086-10-0A-009.00**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared David H Madalinski and Leslie S Madalinski to me known to be the persons described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed

WITNESS my hand and Notarial Seal at office this 8th day of December, 2025

Notary Public

RACHEL A FOX
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0 00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Person or Agency responsible for payment of taxes
Name David H Madalinski and Leslie S Madalinski, as Trustees of the Amended and Restated David H Madalinski and Leslie S Madalinski Revocable Declaration of Trust, dated December 8th, 2025
Address 133 Lakeside Court, Hermitage, TN 37076

Grantee:

David H Madalinski, as Trustee of the Amended and Restated David H Madalinski and Leslie S Madalinski Revocable Declaration of Trust, dated December 8th, 2025

Leslie S Madalinski, as Trustee of the Amended and Restated David H Madalinski and Leslie S Madalinski Revocable Declaration of Trust, dated December 8th, 2025

Subscribed and sworn to before me this 8th day of December, 2025

Notary Public

RACHEL A FOX
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028