This Instrument Prepared By:
Legacy Law Group, PC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 1361197 DEEDWARR
12/23/2025 11:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251223-0102065

New Owner:	**Send Tax Bill:**	**Map/Parcel**
LON F. VONKOHN, Co-Trustee JANET K. VONKOHN, Co-Trustee of THE VONKHON REVOCABLE LIVING TRUST dated July 24, 2025. 7200 Maddenwood Lane, Hermitage, TN 37076	SAME	074-16-0-A-133-00CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES FEB 12, 2029

Sworn to and subscribed before me this 12/16, 2025

Notary Public

My Commission Expires:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, LON VONKOHN, who is one and the same as LON F. VONKOHN, and JANET VONKHON, who is one and the same as, JANET K. VONKOHN, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to LON F.VONKOHN and JANET K. VONKOHN, Co-Trustees of the VONKOHN REVOCABLE LIVING TRUST, dated July 24, 2025, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto

by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS this 12/16, 2025.

By: _____
LON VONKOHN

By: _____
JANET VONKHON

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 LON VONKHON and JANET VONKHON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 12/16, 2025.

_____
NOTARY PUBLIC

My Commission Expires: _____

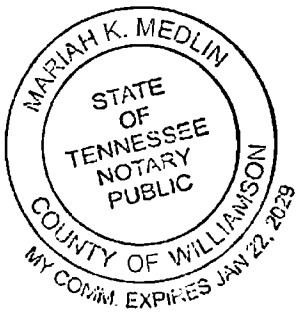


Exhibit A

Property Description

Said property is described to wit:

LAND in Davidson County, Tennessee, being Lot No. 133 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.

Being the same property conveyed to LON VONKOHN and JANET VONKHON, husband and wife, by Warranty Deed of record from PARKHAVEN COMMUNITIES LLC, in Instrument No. 20251002-0078619, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record, as well as the following:

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.

Charter of Parkhaven Communities Homeowners Association, Inc. of record in Instrument No. 20210205-0016866, Register's Office for Davidson County, Tennessee.

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.

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

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.

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

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

Subject to the reservation as set out in the Deed of record in Instrument No. 20170802-0078781, Register's Office for Davidson County, Tennessee.

Subject to the flow of the Cumberland River and any streams, creeks, or branches.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 7200 Maddenwood Lane, Hermitage, Tennessee 37087.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 16, 2025 (date of document).

Signature

December 16, 2025
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 16th day of December, 2025.

Notary Public
My Commission expires: 1/27/2026

SARA DENMAN
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY
Commission Expires January 27, 2026

202512230102065