Karen Johnson Davidson County
Batch# 1363066 DEEDQC
12/30/2025 02:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251230-0103783

File No: TN-2511-049957-RF
Grantor's Loan No. 250841630

After Recording, Send to:
John Kai Tso and Robin Kathleen Gordon
7112 Maddenwood Ln., Hermitage, TN 37076

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
John Kai Tso and Robin Kathleen Gordon, 7112 Maddenwood Ln., Hermitage, TN 37076

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 074160A12400

QUITCLAIM DEED

John Kai Tso, who acquired title as John Tso and **Robin Kathleen Gordon, who acquired title as Robin Gordon,** husband and wife, ("Grantor"), of 7112 Maddenwood Ln., Hermitage, TN 37076, for and in consideration of $0.00 (Zero Dollars and Zero Cents), conveys and quitclaims to **John Kai Tso** and **Robin Kathleen Gordon,** husband and wife, ("Grantee"), whose tax mailing address is 7112 Maddenwood Ln., Hermitage, TN 37076, with quitclaim covenants, his/her/their interest in the following described real estate in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 124 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.

APN: 074160A12400

Property Address is: 7112 Maddenwood Ln., Hermitage, TN 37076

Being that property conveyed from Parkhaven Communities, LLC, a Tennessee Limited Liability Company to John Tso and Robin Gordon, husband and wife by Warranty Deed recorded October 16, 2025 as Instrument Number 20251016-0082349 in the Official County Records.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on December 17, 2025:

John Kai Tso, who acquired title as John Tso

Robin Kathleen Gordon, who acquired title as Robin Gordon

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **John Kai Tso** and **Robin Kathleen Gordon,** personally known to me, or has produced Driver license, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 17 day of December, 2025.

Notary Public

MARVIN G. MARCELLUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 17 day of December, 2025.

Notary Public

My Commission Expires: 05/08/2029

SEAL

MARVIN G. MARCELLUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Fatin Fernandez, 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 12/17/25 (date of document).

Affiant Signature

12/29/25
Date

State of California

County of Orange

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfullness, accuracy, or validity of that document.

Sworn to and subscribed before me this 29 day of December, 2025.

Notary's Signature

MA VERONICA B. REZABA
Notary Public - California
Orange County
Commission # 2456470
My Comm. Expires Aug 1, 2027

MY COMMISSION EXPIRES: 8/1/2027

NOTARY'S SEAL