Karen Johnson Davidson County
Batch# 1462630 DEEDQC
08/21/2026 10:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260821-0077985

KIMBERLY E. HORTON
Notary Public - Arizona
Maricopa County
Commission # 672167
My Comm. Expires Sep 21, 2028

PREPARED BY:

*Eric J. Scott, Esq.*
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ERIC@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF Arizona )
COUNTY OF Maricopa )

Actual consideration for this transfer is -$0-.

John Tso
**AFFIANT**

Subscribed and sworn to before me on this day August 12, 2026.

Notary Public

My Commission Expires: 9/21/2028

**New Owner Address:**
Arin Fife and Corrin Fife
1830 Riverbirch Lane
Hermitage, TN 30776

**Send Tax Bills To:**
Same

**Map-Parcel Number:**
097 02 0A 687.00

## QUITCLAIM DEED

**John Tso** ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Arin Fife and Corrin Fife** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

**GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.**

*<Signature page to follow.>*

**WITNESS** my hand on this day, 8-12-, **2026**.

John Tso

STATE OF Arizona )
COUNTY OF Maricopa )

Personally appeared before me, a Notary Public in and for said County and State, the within named **John Tso**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day. August 12, 2026.

Notary Public

My Commission Expires: 9/21/2028

KIMBERLY E. HORTON
Notary Public - Arizona
Maricopa County
Commission # 672167
My Comm. Expires Sep 21, 2028

## EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 687 on the Final Plat of Villages of Riverwood, Section One, Phase 7, of record in Instrument No. 20170426-0040821, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Tso, Arin Fife and Corrin Fife pursuant to those certain Affidavits of Heirship, recorded as Instrument No. 20260616-0054561 and Instrument No. 20260616-0054560, in the Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1830 Riverbirch Lane, Hermitage, TN 37076.

**CERTIFICATE OF AUTHENTICITY**

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 August 19, **2026**.

Affiant Signature

8/19/26
Date

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Sworn to and subscribed before me on this day,
August 19, **2026**.

Notary Public

My Commission Expires: _____

