Karen Johnson Davidson County
Batch# 1466612 DEEDWARR
09/01/2026 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,034.63
20260901-0080769

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260855397** MIKE BOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $549,900.00. Lillian R. Domenicone Affiant Subscribed and sworn to before me, this 26th day of August, 2026. Notary Public My Commission Expires: 3/5/2030

WARRANTY DEED

Address New Owner: Richard Domenicone and Lillian A. Domenicone 7112 Maddenwood Lane Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 074 16 0A 124.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Kai Tso, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Domenicone and Lillian A. Domenicone, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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.

Being the same property conveyed to John Kai Tso and Robin Kathleen Gordon, husband and wife, by Quitclaim Deed from John Kai Tso, who acquired title as John Tso and Robin Kathleen Gordon, who acquired title as Robin Gordon, husband and wife, of record in Instrument No. 20251230-0103783, in the Register's Office of Davidson County, Tennessee, dated December 17, 2025 and recorded on December 30, 2025. The said Robin Kathleen Gordon died on April 21, 2026, leaving John Kai Tso as surviving tenant by the entirety.

Being the same property conveyed to John Tso and Robin Gordon, husband and wife, by Warranty Deed from Parkhaven Communities, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20251016-0082349, in the Register's Office of Davidson County, Tennessee, dated October 15, 2025 and recorded on October 16, 2025.

John Kai Tso is one and the same person as John Tso.

This instrument is being executed on behalf of John Tso pursuant to a Durable Power of Attorney for Financial Management executed by him on the 21st day July, 2026, of record in Instrument No. 20260901080768, said Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as 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 appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 2 – SECTION 3 PARKHAVEN COMMUNITIES, as recorded in Instrument No. 20230113-0003133.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210401-0042733 with Supplemental Declaration of Covenants, Conditions, and Restrictions in

Instrument No. 20231023-0082853; Instrument No. 20240614-0044607, and amended in Instrument No. 20260319-0022077.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants recorded in Instrument No. 20181022-0104460; Instrument No. 20200923-0109241; Instrument No. 20220512-0054620 and Instrument No. 20230613-0044999.

Charter for Parkhaven Communities Homeowners Association, Inc. recorded as Instrument No. 20210205-0016866.

Common Open Space Deed recorded as Instrument No. 20210308-0029783; Instrument No. 20231023-0082852 and Instrument No. 20231023-0082854.

This is improved property located at 7112 Maddenwood Lane Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of August, 2026.

John Tso by Rebekah Jones Attorney in Fact
John Tso, by ~~Rebekah~~ Jones, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rebekah Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for John Tso and that she is authorized by John Tso to execute this instrument on his behalf.

Witness my hand, at office, this 26th day of August, 2026.

Notary Public
My Commission Expires: 5/8/2028

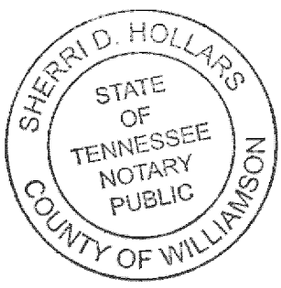
RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

I, Christy Tesch, 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 26th day of August, 2026.

Date: 26th day of August, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26th day of August, 2026.



Notary Public
My commission expires: 7/17/2027