Karen Johnson Davidson County
Batch# 1478640 DEEDQC
09/29/2026 10:51:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260929-0089983

File No: FIN-26017343
Grantor's Loan No. 1002357261

After Recording, Send to:
FIN Title
651 Holiday Dr., Plaza 5 - Ste. 400
Pittsburgh, PA 15220

Prepared by: Kyle England, Esq., Bar No. 037327, 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:
Meghann Porter, 401 Vadis Ct, Old Hickory, TN 37138

Exempt: Section 67-4-409(a)(1)(D): 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: 064-03-0B-050-00

QUITCLAIM DEED

Meghann Porter, remarried, surviving spouse of Christopher Porter, who passed from this life on 7/3/2019, now joined by spouse **John Mocko** ("Grantor"), of **401 Vadis Ct, Old Hickory, TN 37138**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, releases and quitclaims to **Meghann Porter,** married ("Grantee"), whose tax mailing address is **401 Vadis Ct, Old Hickory, TN 37138,** with quitclaim covenants, all the right, title, interest and claim which the said Grantor has in the following described real estate situated in the County of Davidson and State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 261 on the Plan of the Final Plat of Phase Four, Section Two, Brandywine Pointe, a Planned Unit Development, of record in Plat Book 7900, Pages 587 and 588, as amended in Book 9397, page 824, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Parcel ID: 064-03-0B-050-00

Property Address is: 401 Vadis Ct, Old Hickory, TN 37138

The instrument constituting the source of Grantor's interest in the foregoing described property was a Warranty Deed recorded as Instrument No. 20130724-0076411 in the Register's Office of Davidson County, Tennessee.

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 July 18, 2026.

John Mocko

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 Mocko**, personally known to me, or has produced Drivers 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 18 day of July, 2026.

Takisha Murphy
Notary Public

TAKISHA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Executed by the undersigned on July 18, 2026:

Meghann Porter

Meghann Porter

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Meghann Porter**, personally known to me, or has produced TN Drivers 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 18 day of July, 2026.

Takisha Murphy
Notary Public

TAKISHA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 18 day of July, 20 26.

Takisha Murphy
Notary Public

My Commission Expires: 5.3.2027

SEAL

TAKISHA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Erin O'Neal, 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 07/18/2026.

Date

Erin O'Neal

Affiant Signature

9/24/2026

Date

State of Florida

County of Orange

Sworn to and subscribed before me this 24th day of September, 2026.

Notary's Signature

My Commission Expires: 3/1/2027

Date

Notary's Seal (if on paper)

NOTARY PUBLIC STATE OF FLORIDA
LATRESE JENKINS-BEDFORD
MY COMMISSION # HH 368101
EXPIRES: March 1, 2027