Karen Johnson
Batch # 1291550
06/30/2025 09 23 31 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250630-0051126

THIS INSTRUMENT PREPARED FROM
INFORMATION AND DOCUMENTS
PROVIDED BY THE PARTIES BY:

Horizon Land Title, Inc.
1000 Pleasant Grove Place
Suite 100
Mt. Juliet, TN 37122

FROM: John D. McGoun

TO: Tina Brown, Trustee

AND

FROM: Tina Brown, Trustee

TO: John D. McGoun and Natalie Wright, husband and wife

ADDRESS NEW OWNER:
John D. McGoun and wife, Natalie Wright
2800 Jenoaks Pass
Hermitage, TN 37076

MORTGAGEE:

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 109 04 OA 038.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, and for the express purpose of making a re-conveyance and for other good and valuable consideration, the receipt of all of which is expressly acknowledged, I, **John D. McGoun**, have bargained and sold and do hereby quitclaim and convey unto **Tina Brown, Trustee**, his successors and assigns, all of his right, title and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Towering Oaks, Phase One, of record in Instrument No. 20071127-0137704, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John D. McGoun, an unmarried man by Warranty Deed from Andrew L. Foist and Abigail K. Foist, husband and wife, dated August 11, 2017, of record in Instrument No. 20170816-0084253, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2800 Jenoaks Pass, Hermitage, TN 37076.

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

And now I, the said **Tina Brown, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **John D. McGoun and Natalie Wright, husband and wife, as Joint Tenants with Right of Survivorship**, their heirs and assigns, the same property hereinabove described and set

forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, I have hereunto set my hand this 20th day of June, 2025.

John D. McGoun

John D. McGoun

Tina Brown, Trustee

Tina Brown, Trustee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John D. McGoun the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes therein contained, this 20th day of June, 2025, at Mt. Juliet, Tennessee.

Jodie D Pelley

NOTARY PUBLIC

My Commission Expires: 10/2/2028

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Tina Brown, Trustee**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes therein contained, this the 20th day of June, 2025, at Mt. Juliet, Tennessee.

Jodie D Pelley

NOTARY PUBLIC

My Commission Expires: 10/2/2028

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

Affiant

AFFIANT

Subscribed and sworn to before me
this 20th day of June, 2025.

Jodie D Pelley

NOTARY PUBLIC

My Commission Expires: 10/2/2028

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY