Karen Johnson
Batch # 1355714
12/09/2025 08 54 38 AM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20251209-0097747

TRUSTEE'S QUITCLAIM DEED

This instrument prepared by:

Jacob Fordham, #026897
(615) 388-3448
jlfordhamlaw@gmail com

Zale Dowlen, #026816
(615) 497-0763
zale@dowlenlaw com

PO Box 335
Goodlettsville, Tennessee 37070

ADDRESS NEW OWNER:
THE JOHN AND BRENDA MCMAHON LIVING TRUST dated the 24th , November of 2025
John Robert McMahon and Brenda Gale McMahon, Trustees
7241 Apple View Road
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:
Same

MAP/PARCEL:
016 00 0 114 00

KNOW ALL PERSONS BY THESE PRESENTS THAT

John Robert McMahon and Brenda Gale McMahon as husband and wife and joint trustees, in connection with the administration of their revocable living trust, pursuant Tenn. Code Ann. § 35-15-114, now convey, release and forever quitclaim from themselves, as married individuals, to themselves as trustees of THE JOHN AND BRENDA MCMAHON LIVING TRUST dated the 24th of November, 2025 all their right, title and interest in and to a certain tract of land as described as follows:

Being Lot No. 12, Section One on the Plan of Lama Terra of record in Plat Book 4860, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Russell H. Gentry, Jr. and wife, Darlene J Gentry, by deed from Nix Construction Company of record in Book 7800, Page 112, Register's Office for Davidson County, Tennessee

Being the same property conveyed to John R. McMahon (aka John Robert McMahon) and wife, Brenda G. McMahon (aka Brenda Gale McMahon) by Warranty Deed from Russell H Gentry, Jr. and wife, Darlene J. Gentry of record in Record Book 9489, page 752, Register's Office for Davidson County, Tennessee, dated October 3rd, 1994 and recorded on October 11th, 1994.

The property is commonly known as 7241 Apple View Road, Goodlettsville, Tennessee 37072.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises.

The sole purpose of this document is to transfer title from individual ownership to titled ownership by Revocable Trust. The trust is an "affiliated entity" and not a separate entity.

Pursuant to Tenn. Code. Ann. § 35-15-510, the husband-and-wife grantors stipulate that this property which was held as tenants by the entirety is being conveyed to the trust and/or trustee(s) as tenants by the entirety. Therefore, this property shall have the same immunity from the claims of their separate creditors as would exist if the husband and wife had continued to hold the property or its proceeds as tenants by the entirety.

Pursuant to Tenn. Code. Ann. § 67-4-409, this is a non-taxable transfer.

I, the above listed grantor conveys my interest in the real property to THE JOHN AND BRENDA MCMAHON LIVING TRUST dated 24th , November, 2025.

Signed this 24th of November, 2025

John Robert McMahon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared John Robert McMahon with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 24th of November, 2025

NATHAN ZALE DOWLEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires

DEC 19 2028

***

I, the above listed grantor conveys my interest in the real property to THE JOHN AND BRENDA MCMAHON LIVING TRUST dated 24th , November, 2025

Signed this 24th of November, 2025

Brenda Gale McMahon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Brenda Gale McMahon with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, this 24th of November, 2025.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires:

DEC 19 2028

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed.

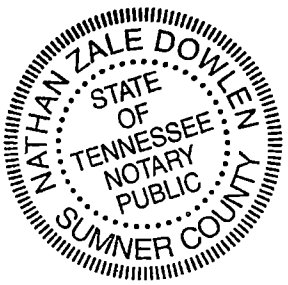
Signed this 24th of November, 2025

John Robert McMahon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared John Robert McMahon with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 24th of November, 2025



Notary Public
My Commission Expires:

DEC 19 2028

This instrument was prepared based on information furnished by the transferor. No independent title search has been made. This does not warrant title.