ADDRESS NEW OWNERS AND
SEND TAX BILLS:

John Hunter Sexton
2886 Lower Walkers Creek Road
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch # 1358918 DEEDQC
12/17/2025 10:41:29 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20251217-0100248

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP/PARCEL NUMBER
Parcel: 017 00 0 118.00

QUITCLAIM DEED

This instrument is made and entered into this the 15th day of December, 2025 by **PATRICIA LYNN MOSS, MARRIED** GRANTOR and **JOHN HUNTER SEXTON, UNMARRIED,** GRANTEES.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEES, their heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

BEGINNING at a large beech tree near a spring and running thence north 23 ½ deg. West 57 poles to a point on north side of road; thence north 73 deg. East 2 poles to the center of creek; thence south 86 deg. East 16 ½ poles to a point where a gate now stands; thence south 23 deg. East 46 poles to a stone with hackberry pointer, said stone being in Mrs. Sallie Burklin's west boundary line; thence south 55½ deg. West 16½ poles to the point of beginning, containing 5.662 acres, more or less, and being a part of the same property conveyed to Oscar S. Burklin and wife, J. E, Allen and Sam Green et ux, by deed of record in Book 600, page 580, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Hunter Sexton, unmarried by Quitclaim Deed from Deborah Dawn Williams (18.75%) and Brenda G. Martin, Emalee Martin, Melanie Martin, and Rebeka Martin, the Heirs at Law of the Estate of Douglas Miles Martin (18.75%), dated September 11, 2023 and recorded September 19, 2023 in Instrument No. 20230919

– 0073546, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 2886 Lower Walkers Creek Road, Goodlettsville, TN 37072.

Executed on the date first above written.

Patricia Lynn Moss

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, Patricia Lynn Moss, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of December, 2025.

NOTARY PUBLIC

J MIRANDA BELOTE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 2/27/29

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer $150,000.00.

AFFIANT

Subscribed and sworn to before me, this the 15 day of December, 2025.

NOTARY PUBLIC

J MIRANDA BELOTE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 2/27/29