Grantees: William L. Downing,

Address 4064 Marydale Drive
Nashville, Tennessee 37207

This Instrument Prepared By:
JOHN CHADWICK LONG
Attorney at Law
130 South Water Avenue
Gallatin, Tennessee 37066

Send Tax Notices To: Same

Map & Parcel Nos.: 041 04 0 099.0

ADMINISTRATOR'S QUITCLAIM DEED

George S. Downing (hereinafter "Decedent") died testate on October 28, 2022, having been preceded in death by wife, Alyce M. Downing, on March 11, 2009, and leaving five children, William L. Downing, James Michael Downing, Christine Downing White, Laura Denise Burdine and Mark Stevens Downing, as his only heirs at law. William L Downing and James Michael Downing were appointed Co-Executors of the Estate of George S. Downing by Order entered on January 4, 2023 by the Chancery (Probate) Court for Davidson County, Tennessee, (Docket No. 22P2221)

All interest of Decedent's real property referenced hereinbelow passed upon Decedent's death on October 28, 2022 to William L. Downing pursuant to Article III of Decedent's Second Codicil to Last Will and Testament: "To my son, WILLIAM L. DOWNING, I give, devise and bequeath my personal residence, located at 4064 Marydale Drive, Nashville, Tennessee 37207..." A copy of the Davidson County Probate Order is attached hereto as "**EXHIBIT A**" and incorporated herein by reference.

In accordance with the laws of the State of Tennessee, William L. Downing and James Michael Downing, as Co-Executors of the Estate of George S. Downing, hereby quitclaim to William L. Downing, all right, title and interest of the Estate of George S. Downing in and to the following described real property located in Davidson County, Tennessee:

Improved Property known as 4064 Marydale Drive; Nashville, Tennessee 37207, to wit:

> Land in the 11th Metropolitan Councilmanic District, (formerly 10th Civil District), of Davidson County, Tennessee, being lot No. 158, Dalemere Subdivision, Section 7, as recorded in book 3700, page 123, Register's Office for said County, and being more particularly described as follows:
>
> Beginning at a concrete monument in the westerly margin of Marydale Drive where said drive is intersected by the A C. Dale-John D Brown property line; thence southerly with said margin of said drive 39.41 feet to a concrete monument; continuing through said monument 224 feet to a monument; thence southwesterly around the curve of the intersection of Marydale Drive and Browndale Court, 39.27 feet to a concrete monument; thence north 64° west with the northerly margin of Browndale Court 140 feet to an iron pin; thence North 26° east 219 28 feet to an iron pin in the A.C. Dale-John D. Brown property line; thence south 86° 51' east with said property line; 177 67 feet to the point of beginning.

Karen Johnson Davidson County
Batch# 1018716 DEEDQC
06/26/2023 08 27 16 AM 7 pgs
Fees $37 00 Taxes $0 00



20230626-0048138

Being the same property conveyed to Colony Homes, Inc. by deed from John E. Roberts and wife, Janice S. Roberts, of record in book 4524, page 636, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to George S. Downing, and wife, Alyce M. Downing by deed from Colony Homes, Inc., a Tennessee Corporation, of record in book 4625, page 586, Registers Office for Davidson County, Tennessee.

All property descriptions set forth hereinabove taken from prior deeds.

This transfer is by Quitclaim and no warranties are made.

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

STATE OF TENNESSEE }
COUNTY OF SUMNER }

This transaction is exempt from the recordation tax pursuant to T.C.A. §67-4-409(a)(1)(C)(iv) as a deed fulfilling devise of property pursuant to the Decedent's Testate Probate by the Chancery (Probate) Court for Davidson County, Tennessee.

AFFIANT – JOHN CHADWICK LONG

Sworn to and subscribed before me this 15th day of June 2023.

NOTARY PUBLIC

My Commission Expires:

BRITTNEY A BICHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-3-2026

Witness my hand this 16 day of June 2023.

GRANTOR: ESTATE OF GEORGE S. DOWNING

William L Downing

By: WILLIAM L. DOWNING, Co-Executor

STATE OF TENNESSEE }
COUNTY OF SUMNER }

Personally appeared before me, a Notary Public in and for said County and State, WILLIAM L. DOWNING, as Co-Executor of the Estate of GEORGE S. DOWNING, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 16TH day of June 2023.

Brittney A Bichon

NOTARY PUBLIC

My Commission Expires: _____.

BRITTNEY A BICHON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-3-2026

Witness my hand this 13 day of June 2023.

GRANTOR. ESTATE OF GEORGE S. DOWNING

James M Downing

By: JAMES MICHAEL DOWNING, Co-Executor

STATE OF TENNESSEE }
COUNTY OF SUMNER }

Personally appeared before me, a Notary Public in and for said County and State, JAMES MICHAEL DOWNING, as Co-Executor of the Estate of GEORGE S. DOWNING, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 13TH day of June 2023

Brittney A Bichon

NOTARY PUBLIC

My Commission Expires: _____

BRITTNEY A BICHON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-3-2026

EFILED 01/04/23 04 36 PM CASE NO 22P2221 Joseph P Day, Clerk

EXHIBIT A

IN THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE

AT NASHVILLE

IN THE MATTER OF:	)	**No. 2022-PR-2221**
ESTATE OF GEORGE S. DOWNING	)	
Deceased,	)	
	)	
WILLIAM L. DOWNING &	)	
JAMES MICHAEL DOWNING,	)	
Petitioners.	)	

ORDER ADMITTING WILL AND SECOND CODICIL TO PROBATE

Based on an examination of the Petition, the Decedent's last Will and Second Codicil, Petitioners' testimony and the record as a whole, the Court finds the following:

A. Decedent was a resident of Davidson County, Tennessee;

B. Decedent died on October 28, 2022, at the age of 95;

C. Decedent left a Will dated July 9, 2018, which was properly signed, executed, and witnessed and a Second Codicil to Last Will and Testament dated February 27, 2020, which was properly signed, executed and witnessed;

D. Petitioners, William L. Downing and James Michael Downing, were appointed Co-Personal Representatives in Article I of the Will. Petitioners have had no felony or misdemeanor convictions nor any sentence of imprisonment in a penitentiary. Further, Petitioners shall hereby honestly and faithfully serve as Co-Personal Representatives in probating the Estate of George S. Downing;

E. Decedent's Will waives bond in Article I, ""...Co-Personal Representatives of this My Last Will and Testament, to serve without bond;"

F. All of the residuary beneficiaries have agreed to waive inventory and accounting as evidenced by the Agreement to Waive Inventory and Accountings;

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G. Decedent owned property at decedent's death which is subject to a Court-supervised administration by this Court worth less than $100,000.00.

THEREFORE, THE FOLLOWING IS ORDERED, ADJUDGED AND DECREED:

1. Decedent's Will dated July 9, 2018, be admitted to probate;
2. Decedent's Second Codicil dated February 27, 2020, be admitted to probate;
3. After issuing the oath to Petitioners, Letters Testamentary will be issued to William L. Downing and James Michael Downing;
4. All bonds are excused;
5. Notice will be issued to creditors and the Department of Revenue as required in T.C.A. §30-2-306 and T.C.A. §67-8-406 respectively, via publication in The Tennessean;
6. The requirement of an inventory is waived;
7. The requirement of interim and final accountings is waived;
8. Handwritten note from Father to Children is not admitted to probate but filed with the Court for informational purposes.

IT IS SO ORDERED.

APPROVED FOR ENTRY:

/s/ John Chadwick Long
JOHN CHADWICK LONG, BPR#025526
ATTORNEY FOR ESTATE
130 South Water Avenue
Gallatin, Tennessee 37066
(615) 451-0307
chad@sindleandlong.com
brittney@sindleandlong.com

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CERTIFICATE OF SERVICE

I, John Chadwick Long, hereby certify that shall, upon entry, serve a true and correct copy of this Order via email to:

William L. Downing – Adult Son – 4064 Marydale Drive; Nashville, TN 37207
615-417-7664 – billysautomotive@yahoo.com

James Michael Downing – Adult Son – 102 Hearthside Court North; Hendersonville, TN 37075
615-881-4870 – mike@refurbservices com

Christine Downing White – Adult Daughter – 60 Morgan Creek Lane; Bozeman, MT 59718
406-570-6933 – weschris@bridgeband.com

Laura Denise Burdine – Adult Daughter – 1937 Birchwood Road; Kingsport, TN 37660
423-612-2775 – desniseburdine3@gmail.com

Mark Stevens Downing – Adult Son – Address Unknown/Unavailable – 615-243-1334

/s/ John Chadwick Long
JOHN CHADWICK LONG

EFILED 01/04/23 04 36 PM CASE NO 22P2221 Joseph P Day, Clerk

Case Title: DOWNING V DOWNING

Case Number: 22P2221

Type: APPOINTING ORDER - ESTATES

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Andra J Hedrick

Judge Andra Hedrick, Seventh Circuit