Prepared by and return to
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 117 15 0A 176.00

Karen Johnson
Batch # 1351668
12/01/2025 08 23 43 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDWARR
3 pgs
20251201-0094754

WARRANTY DEED

Property Address & New Owner
SCOTT A. MCDOWELL or
KAY E. MCDOWELL, Trustees of the
MCDOWELL REVOCABLE LIVING TRUST
1900 Richard Jones Road, Unit S-8
Nashville, TN 37215

Mail Tax Statement to
Scott A. McDowell
Kay E. McDowell
1802 Bangor Avenue
Lubbock, TX 79416

The GRANTORS, **SCOTT ALEC MCDOWELL and KAY ELLEN MCDOWELL, husband and wife,** as tenants by the entirety, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

SCOTT A. MCDOWELL or KAY E. MCDOWELL,
Trustees of the MCDOWELL REVOCABLE LIVING TRUST,
dated November 25, 2025

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. S-8, THE GREEN HILLS TERRACE, OF RECORD IN PLAT BOOK 5200, PAGE 64 AND AS ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5304, PAGE 702, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to SCOTT ALEC MCDOWELL and KAY ELLEN MCDOWELL, husband and wife, by Warranty Deed of record at Instrument No. 20190729-0074336 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters appearing on the plan of record in Book 5200, page 64; Restrictions of record in Book 11362, page 463; Master Deed establishing a Horizontal Property Regime of The Green Hills Terrace, of record in Book 5304, page 702; Book 7841, page 557 and Book 9830, page 181; Easement for sanitary sewer/storm drainage of record in Book 3879, page 569; Easement for overhang of record in Book 4317, page 162; Easements for Comcast

of Nashville I, LLC, of record in Instrument No. 20110930-0075704 and Instrument No. 20150814-0081514; Dedication of common area of record in Book 4320, page 896; all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 25th day of November, 2025, by the undersigned.

SCOTT ALEC MCDOWELL

KAYELLEN MCDOWELL

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **SCOTT ALEC MCDOWELL** and **KAY ELLEN MCDOWELL**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 25th day of November, 2025.

Lindsay A Jones

NOTARY PUBLIC

My Commission Expires: 3-28-26

LINDSAY A. JONES STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 3-28-2026

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

COUNTY OF SHELBY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Scott Mac

AFFIANT

Subscribed and sworn to before me this 25th day of November, 2025.

Lindsay A Jones

NOTARY PUBLIC

My Commission Expires: 3-28-26

LINDSAY A. JONES STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 3-28-2026