Karen Johnson Davidson County
Batch# 1358976 DEEDWARR
12/17/2025 12:38:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20251217-0100333

This Instrument Prepared By:
Martha Brooke Perry
The Law Offices of Balthrop, Perry, & Noe, PLLC
102 Boyd Street, Ashland City, TN 37015

The Estate of Sherry Downing, Sundie Showah, Mandy Stewart, Anna Downing, and Marlee Downing

To New Owner:
Mary McLennan
Address: 421 General George Patton Road
Nashville, TN 37221

Send Tax Bills To:
New Owner

Map & Parcel No: 142-09-0F-421.00

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, **Sundie Showah, Individually and as Administratrix of The Estate of Sherry Downing (Davidson County, Tennessee Probate Case No. 25P2101), and Mandy Stewart, Anna Downing, and Marlee Downing**, "Grantors" herein, have bargained and sold and by these presents do hereby convey unto **Mary McLennan,** unmarried, "Grantee" herein, Grantee's heirs, successors, and assigns, all our right, title, and interest in and to the following described property:

A condominium apartment in Davidson County, Tennessee, described as follows: being Unit No. 421, together with the Carport designated No. 421-C, River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, condominium apartments of record in Plat Book 6900, Pages 514 through 517, inclusive, as amended in Book 6900, Pages 654 through 657, inclusive, et seq., Register's Office for Davidson County, Tennessee, and described in Master Deed of record in Book 7417, Page 396, et seq., Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section VIII, Phase II, a condominium apartments, contained in the Master Deed and Bylaws appended thereto, recorded in Book 7417, Page 396, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein, this conveyance is also subject to the covenants, conditions and restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, Page 924, said Register's Office.

Being the same property conveyed to SHERRY M. DOWNING AND VERTRESE M. GREER, by deed from W. LAMAR WILLIAMS AND MARY H. WILLIAMS, MARRIED, of record in Book 11185, page 194, dated 10301998, said Register's Office. For further reference see attempted conveyance by Quitclaim Deed of record as Instrument No. 20150421-0035660, said Register's Office. VERTRESE MARIE GREER died testate on or about April 12, 2015. Pursuant to the terms of her Will of record in Docket No. 25P1441, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), said property was devised to Sherry Downing. For further reference see Instrument No. 20250822-0067374 and Instrument No. 20250822-0067376, said Register's Office. SHERRY DOWNING died intestate on or about July 28, 2025, leaving SUNDIE SHOWAH, MANDY STEWART, ANNA DOWNING, AND

MARLEE DOWNING as her only heirs-at-law. For further reference see Affidavits of Heirship of record as Instruments No. 202512170100331 and 202512170100332, said Register's Office.

This conveyance is made subject to the 2025 Davidson County property taxes, which have been paid by the Seller and prorated between the parties. This conveyance is also subject to Matters shown on the Plan of record in Book 6900, page 397, as corrected in Book 8123, page 690, said Register's Office; Matters shown on the Plan of record in Book 6900, pages 514, 515, 516, and 517, as amended in Book 6900, pages 654, 655, 656, and 657, said Register's Office; Declaration of Restrictive Covenants and By-Laws For River Plantation Sections 8-11 Umbrella Association of record in Book 7389, page 924, as amended in Book 7389, page 941, said Register's Office; Master Deed of record in Book 7417, page 396, as amended Instrument No. 20170921-0096904, Instrument No. 20180529-0051182, Instrument No. 20190501-0040495, Instrument No. 20200205-0013635, Instrument No. 20221103-0118543, and Instrument No. 20230327-0021947, said Register's Office; Storm Water Detention Agreement of record in Book 7344, page 438, said Register's Office; Easement of record as Instrument No. 20230413-0027102, as amended Instrument No. 20230721-0056216, said Register's Office; and the Easement of record as Instrument No. 20230413-0027167, as amended Instrument No. 20230721-0056217, said Register's Office.

This is improved property known as 421 General George Patton Rd., Nashville, TN 37221, and this is the same deed as the prior deed of record. This is not the marital residence of any of the Grantors, as they reside elsewhere.

To have and to hold said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the Grantee, and the Grantee's heirs, successors, and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the interest set forth herein in said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. Grantors further covenants and bind themselves, and their heirs, successors, and assigns, against the lawful claim of all persons, whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set their hand on the 12th day of December, 2025.

The Estate of Sherry Downing

By: _____
Sundie Showah, Administratrix

_____
Sundie Showah, Individually

_____
Mandy Stewart

_____
Marlee Downing

_____
Anna Downing

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sundie Showah, individually and as Administratrix of The Estate of Sherry Downing, 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 12th day of December, 2025.

_____
Notary Signature

My commission expires: 7/25/29

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mandy Stewart, 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 12th day of December, 2025.

Notary Signature

My commission expires: 7/25/29

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Anna Downing, 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 12th day of December, 2025.

Notary Signature

My commission expires: 7/25/29

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Marlee Downing, 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 12th day of December, 2025.

Notary Signature

My commission expires: 7/25/29

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value for this transfer, whichever is greater, is $350,000.00.

Grantee/Affiant

Sworn to and subscribed before me this 15 day of December, 2025.

Notary Signature
My commission expires:

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Alli Pinkston, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **December 12, 2025**.

Date

Alli P

Affiant Signature

12/16/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16** day of **December**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

