Karen Johnson Davidson County
Batch# 1397794 DEEDQC
03/26/2026 02:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260326-0024221

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners	**Send Tax Bills To**	**Map-Parcel No.**
Caroline Mullins, Trustee 247 South Downs Circle Goodlettsville, TN 37072	Caroline Mullins 149 Chipwood Drive Hendersonville, TN 37075	025 08 0A 067.00

Quitclaim Deed to Trustee

Grantor: Nancy Beth Downey, unmarried
Grantee: Caroline Mullins, Trustee of the Irrevocable Trust of Nancy Beth Downey, dated March 23, 2026

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 67 on the Final Plat, Parkview Preserve, Phase 1A, Revision of Lots 58 - 68, of record in Instrument No. 20200320-0030811, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nancy B. Downey, unmarried by deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument Number 20200504-0046111, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes and assessments for the year 2020, and subsequent years, not yet due and payable.

b. All matters appearing on the plan of record in Instrument No. 20200320-0030811 Register's Office for Davidson County, Tennessee.

c. All matters as set forth per boundary plats of record in Plat Book 547, Page 46 and Instrument No. 20130110-0003257, Register's Office for Davidson County, Tennessee.

d. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190503-0041704 Register's Office for Davidson County, Tennessee. Charter of Parkview Preserve Homeowners Association, Inc. of record in Instrument No. 20190418-0035627, Register's Office for Davidson County, Tennessee.

f. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Instrument No. 20180629-0062942, Register's Office for Davidson County, Tennessee.

g. Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.

h. Right of Way Easement of record in Book 2014, Page 308 and Book 3164, Page 487, Register's Office for Davidson County, Tennessee.

i. Easement of record in Book 3255, Page 507, Register's Office for Davidson County, Tennessee.

j. Easement of record in Book 6113, Page 624, Register's Office for Davidson County, Tennessee.

k. Ingress-Egress Easement of record in Instrument No. 20130118-0006195, Register's Office for Davidson County, Tennessee.

I. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 5195, Page 443, Register's Office for Davidson County, Tennessee.

m. Subject to all matters shown on the survey dated November 30, 2017, prepared by Ragan-Smith Associates, Inc., by John T. Darnall, TN R.L.S. No. 1571, Job No. 17163.

n. The flow of any creeks, streams or branches across subject property.

o. Subject to rights of others in and to common areas/elements.

p. Subject to lien for special assessment contained in DCCR's/Master Deed.

q. All other easements and restrictions of record.

This is improved property, known as: 247 South Downs Circle, Goodlettsville, TN 37072.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986

Nancy Beth Downey, Grantor

State of Tennessee
County of Sumner

On March 23, 2026, personally appeared before me, Nancy Beth Downey, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public
My commission expires: 2/10/2030

JANEL HEFLIN
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Caroline J. Mullins

Caroline Mullins, Trustee
Grantee

Sworn to and subscribed before me on March 23, 2026.

Barbara Boone McGinnis

Notary Public
My commission expires: 4/26/2027

BARBARA BOONE MCGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Hope Campbell, do hereby make oath that I am 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 March 23, 2026.

Hope Campbell

Signature

3/23/26

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on March 23, 2026.

Barbara Boone McGinnis

Notary's Signature
My Commission Expires: 4/26/2027

BARBARA BOONE MCGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER