Karen Johnson Davidson County
Batch# 1438140 DEEDQC
06/25/2026 10:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260625-0057396

PREPARED BY:

Elaheh Z. Wiles, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ELAHEH@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Mary Ann McLennan
AFFIANT

Subscribed and sworn to before me on this day, June 24, 2026.

Notary Public

My Commission Expires:

HARRY JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES OCTOBER 21, 2026

New Owner Address:
McLennan Family Trust
421 General George Patton Road
Nashville, TN 37221

Send Tax Bills To:
Same

Map-Parcel Number:
142-09-0F-421.00

QUITCLAIM DEED

Mary McLennan, unmarried ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **McLennan Family Trust**, dated December 18, 2024 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **June 24, 2026**.

Mary McLennan

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Mary McLennan**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, June 24, 2026.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2026

EXHIBIT A

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 Mary McLennan, unmarried, from 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, by deed of record in Instrument No. 20251217-0100333, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 421 General George Patton Road, Nashville, TN 37221.

Said property is conveyed subject to all such limitations, restrictions and encumbrances as may affect the premises including, but not limited to: 1) Matters shown on the Plan of record in Book 6900, page 397, as corrected in Book 8123, page 690, said Register's Office; 2) 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; 3) 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; 4) 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; 5) Storm Water Detention Agreement of record in Book 7344, page 438, said Register's Office; 6) Easement of record as Instrument No. 20230413-0027102, as amended Instrument No. 20230721-0056216, said Register's Office; and 7) Easement of record as Instrument No. 20230413-0027167, as amended Instrument No. 20230721-0056217, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, Esq., do hereby make oath that I am a licensed attorney and 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 June 24, 2026.

E Z Wiles

Affiant Signature

6/24/26

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, June 24, 2026.

Hannah Jones

Notary Public

My Commission Expires: _____

