Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250550851

Karen Johnson Davidson County
Batch # 1329592 DEEDWARR
10/02/2025 02 00 28 PM 2 pgs
Fees $13 00 Taxes $2,812 00

20251002-0078626

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $760,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of September, 2025.

Notary Public
My Commission Expires:

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mary Ellen Pethel and Polly Linden 5008 Dakota Ave. Nashville, TN 37209	New Owner	Tax Parcel ID No. 091 15 0 223.00

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 of which is hereby acknowledged, **Alicia Lauren Mahaney a/k/a Alicia Primm Mahaney, Successor Trustee of The Yvonne Neely Giles Revocable Trust, dated November 2, 2021** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Ellen Pethel, an unmarried woman, and Polly Linden, an unmarried woman, joint tenants with right of survivorship**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lots Nos. 11 and 12 on the REVISED MAP OF D. E. RUTHERFORD'S SUBDIVISION OF BLOCK 10 OF THE CHARLOTTE PARK COMPANY'S ADDITION, of record in Plat Book 547, Page 164, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Yvonne Neely Giles and her successors in trust, as Trustee of The Yvonne Neely Giles Revocable Trust, dated November 2, 2021, by Quitclaim Deed from Juanita Yvonne Pigg Neely Giles, of record in Instrument No. 20211105-0147976, in the Register's Office of Davidson County, Tennessee, dated November 02, 2021, and recorded on November 05, 2021. The said Yvonne Neely Giles died on January 8, 2024 leaving Alicia Lauren Mahaney a/k/a Alicia Primm Mahaney as Successor Trustee.

Being the same property conveyed to Juanita Yvonne Pigg Neely Giles and husband, William W. Giles, by Quitclaim Deed from Juanita Yvonne Pigg Neely, now Giles, of record in Instrument No. 20050520-0056943, in the Register's Office of Davidson County, Tennessee, dated May 03, 2005, and recorded on May 20, 2005. The said William W. Giles died on July 17, 2018, leaving Juanita Yvonne Pigg Neely Giles as surviving tenant by the entirety

Being the same property conveyed to Durwood Neely and wife, Yvonne Neely, by Warranty Deed from Lois W. Roark, Linda W. Gentry and, Mary Helen W. Jennette the sole surviving heirs at law of Henry Armond Winkler, of record in Book 4406, Page 585, in the Register's Office of Davidson County, Tennessee, dated March 15, 1970, and recorded on March 25, 1970. The said Durwood Neely and Yvonne Neely having since divorced.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED MAP OF D. E. RUTHERFORD'S SUBDIVISION OF BLOCK 10 OF THE CHARLOTTE PARK COMPANY'S ADDITION, as recorded in Plat Book 547, Page(s) 164.

This is improved property located at 5006 Nevada Ave Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2025.

The Yvonne Neely Giles Revocable Trust, dated November 2, 2021

Alicia Mahaney _____

By: Alicia Lauren Mahaney a/k/a Alicia Primm Mahaney, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alicia Lauren Mahaney a/k/a Alicia Primm Mahaney, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Successor Trustee of The Yvonne Neely Giles Revocable Trust, dated November 2, 2021, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of September, 2025.

_____
Notary Public
My Commission Expires: _____

