Karen Johnson Davidson County
Batch# 1341971 DEEDQC
11/04/2025 11:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251104-0087860

THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information *furnished by the parties without counsel or advice as to* legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2024-1339	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 29 day of SEPT. 2025. *Notary Public* *My commission expires:* 1.21.29

JAMES K STERLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of New Owner: Carlyle E. Thornton Management Trust & Angela Ellis Thornton Management Trust 4009A Nevada Avenue Nashville, TN 37209	
Send Tax Bills To: PennyMac Loan Services, LLC P.O. Box 30597 Los Angeles, CA 90030	
Street Address of Subject Property: 4009A Nevada Avenue Nashville, TN, 37209	**Parcel ID:** 091-16-0D-001.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Carlyle Thornton, unmarried & Angela Ellis Thornton, n/k/a Angela Ellis-Thornton Downey, married, as tenants in common**, hereinafter called "**GRANTORS,**" hereby conveys and quitclaims unto **The Carlyle E. Thornton Management Trust as to 50% interest and The First Restatement of The Angela Ellis Thornton Management Trust originally dated December 20, 2019, restated January 18, 2023, as to 50% interest,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1 of Nevada Park Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Nevada Park Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20081231-0124121, 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 units, property, co-owners and tenants of Nevada Park Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration. The plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20081231-124121, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Carlyle Thorton, unmarried and Angela Ellis Thorton, unmarried, as tenants in common, by warranty deed of Term, Inc. of record in Instrument #20220503-0051333, Register's Office, Davidson County, TN dated April 22, 2022, recorded May 3, 2022. Being also known as 4009A Nevada Avenue, Nashville, Tennessee 37209.

WITNESS my hand this 2 day of October, 2024.

Carlyle E Thor

Grantor – Carlyle Thornton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Carlyle Thornton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 2 day of October, 2024.

Evan Legerton

NOTARY PUBLIC

My commission expires: 10/04/2027



Grantor – Angela Ellis-Thornton Downey (f/n/a Angela Ellis Thornton)

STATE OF ALABAMA
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Angela Ellis-Thornton Downey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 14th day of August, 2025.

Kathy R Stephens
NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES MAY 23, 2027

KATHY R STEPHENS NOTARY PUBLIC ALABAMA STATE AT LARGE

True Copy Certification

I, Yvette Meldrum, 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 OCT. 2, 2024.

Affiant Signature

SEPT. 24, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24 day of SEPT. 2025

Notary's Signature

MY COMMISSION EXPIRES: 1.21.29

JAMES K STERLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY