WARRANTY DEED

Karen Johnson Davidson County
Batch# 1342061 DEEDWARR
11/04/2025 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $804.75
20251104-0087971

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $.217,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF SEPT, 2025

Notary Public

MY COMMISSION EXPIRES: .

1.21.29

(AFFIX SEAL)

JAMES K STERLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

MST 2024-1339

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reilly Dianne Thornton	Reilly Dianne Thornton	091-16-0D-001.00-CO
(NAME)	(NAME)	
3024 Indiana Avenue	3024 Indiana Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Angela Ellis-Thornton Downey, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Reilly Dianne Thornton** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, **My 50% Interest** in A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 23, as shown on the map entitled G E. Jackson's subdivision of the Marable Lot of record in Plat Book 161, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate property description. Said Lot No. 23 fronts 39 feet on the Northerly side of Locust Street and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Amy Tate, married, by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20110620-0046932 Register's Office for Davidson County, Tennessee, dated June 14, 201 I and recorded on June 20, 2011.

Being the same property conveyed to Abay Construction, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Amy Tate, married, of record in Instrument No. 20231002-0077124 Register's Office for Davidson County, Tennessee, dated September 29, 2023 and recorded on October 02, 2023.

Being the same property conveyed to Reilly Dianne Thornton, unmarried and Angela Ellis-Thornton Downey, married, as tenants in common, by warranty deed of Abay Construction, LLC, A Tennessee

Limited Liability Company of record in Instrument #20240604-0041380, Register's Office, Davidson County, TN dated May 9, 2024, recorded June 4, 2024.

Limited Liability Company of record in Instrument #20240604-0041380, Register's Office, Davidson County, TN dated May 9, 2024, recorded June 4, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (I) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro- rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3024 Indiana Avenue, Nashville, TN 37209

This property, known as 3024 Indiana Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 14 DAY OF August, 2025.

Angela Ellis-Thornton Downey

STATE OF Alabama
COUNTY OF Jefferson

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

Witness my hand and official seal, this the 14th day of August, 2025.

Notary Public
My Commission Expires: MY COMMISSION EXPIRES MAY 23, 2027

(SEAL)

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 Aug 14, 2025.

Affiant Signature _____

SEPT. 24, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24, SEPT. 2025.

_____
Notary's Signature

MY COMMISSION EXPIRES: 1-21-29

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY