Karen Johnson Davidson County
Batch# 1347814 DEEDWARR
11/18/2025 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,837.90
20251118-0092068

WARRANTY DEED

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

File No. AD-25-11521

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $767,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kate Serdy 2025 Irrevocable Trust Agreement dated Novembe 12, 2025	**New Owner**	
(NAME)	(NAME)	
2006 Franklin Avenue		083-06-0L-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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/we, **Stephen N. Neth and Anna D. Stone, Trustees of the Neth Revocable Trust dated July 23, 2021**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kate Serdy and John Rodgers, Trustees of the Kate Serdy 2025 Irrevocable Trust Agreement dated November 12, 2025**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Unit 2006-B, Townhomes at 2006 Franklin Avenue, a Horizontal Property Regime with Private Easements as set out in the Declaration of Covenants, Conditions, and Restrictions of record as Instrument Number 20140313-0020933, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Being the same property conveyed to Stephen Norman Neth and Anna Dewease Stone, Husband and wife by Warranty Deed from John V. Arnold, Unmarried and Lisa M. Arnold n/k/a Lisa Michelle Smiley, unmarried of record in Instrument No. 20161117-0121311 Register's Office for Davidson County, Tennessee, dated November 15, 2016 and recorded on November 17, 2016.

Being the same property conveyed to Stephen N. Neth and Anna D. Stone and their Successor in trust, as Trustees of Neth Revocable Trust, Dated July 23, 2021 by Quitclaim Deed from Stephen Norman Neth and Anna Dew ease Stone, Husband and wife of record in Instrument No. 20210728-0101228 Register's Office for Davidson County, Tennessee, dated July 23, 2021 and recorded on July 28, 2021.

This is property more commonly known as 2006 Franklin Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

All Rights Reserved

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 14th day of November, 2025.

Neth Revocable Trust dated July 23, 2021

By: Stephen N. Neth
Stephen N. Neth, Trustee

By:
Anna D. Stone, Trustee

STATE OF VIRGINIA
COUNTY OF Virginia Beach City

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Stephen N. Neth and Anna D. Stone, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Trustees of the Neth Revocable Trust dated July 23, 2021, the within named bargainors, and that they as such Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Trustees.

Witness my hand, at office, this 14th day of November, 2025.

Tammy Davis #7880523
Notary Signature
My commission expires: 01/31/2028

TAMMY DAVIS
Notary Public
Commonwealth of Virginia
Registration No. 7880523
My Commission Expires Jan 31, 2028

Certificate of Authenticity

I Adde Dilworth, 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 **November 14, 2025**.

Date

Affiant Signature **11/18/2025**
Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **18th** day of **November**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)