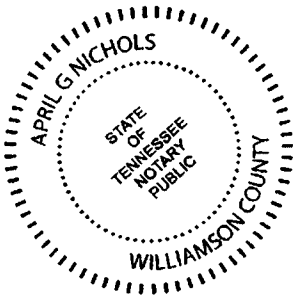
Karen Johnson Davidson County
Batch# 1358718 DEEDWARR
12/16/2025 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20251216-0100017

WARRANTY DEED

2025-64



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th day of December, 2025.

(Affix Seal) Notary Public
My Commission Expires: 7-6-2027

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
709 Hagan Street,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
The Angela Ellis Thornton Management Trust 4009 A Nevada Avenue Nashville, TN 37209	NEW OWNER	091.16-0D-001.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **The Carlyle E. Thornton Management Trust and The Angela Ellis Thornton Management Trust**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **The Angela Ellis Thornton Management Trust**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

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 pat hereof the same as though copied herein for a more complete identification and description of said Unit.

Bing the same property conveyed to 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 from Carlyle Thornton, unmarried & Angela Ellis Thornton, n/k/a Angela Ellis-Thornton Downey, married, as tenants in common by Quitclaim Deed dated October 2, 2025 and recorded November 4, 2025 in Instrument #202511040087860, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 4009 A Neveda 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, the GRANTORS, 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 that 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 4th day of December, 2025.

Carlyle E. Thornton Frawley, f/n/a Carlyle E. Thornton, Trustee
The Carlyle E. Thornton Management Trust

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Carlyle E. Thornton Frawley, f/n/a Carlyle E. Thornton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Trustee (or other officer authorized to execute the instrument) of The Carlyle E. Thornton Management Trust, the within named bargainor, a limited liability company, and that such Trustee or officer as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Trustee.

Witness my hand and official seal, this 4th day of December, 2025.

Notary Public
My Commission Expires: 7-6-2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Angela Ellis-Thornton Downey, Trustee
The Angela Ellis Thornton Management Trust

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Angela Ellis-Thornton Downey, f/n/a Carlyle E. Thornton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Trustee (or other officer authorized to execute the instrument) of The Angela Ellis Thornton Management Trust, the within named bargainor, a limited liability company, and that such Trustee or officer as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Trustee.

Witness my hand and official seal, this 4th day of December, 2025.

Notary Public
My Commission Expires: 7-6-2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, April G Nichols 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 12-4-2025 (date of document).

Affiant Signature

December 4, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2029

NOTARY'S SEAL

LAKIN DANIELLE ROWAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2029