Warranty Deed

Karen Johnson Davidson County Batch# 1293867 DEEDWARR 07/03/2025 03:51:30 PM 3 pgs Fees: $18.00 Taxes: $2,183.00 20250703-0052962	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $590,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of July, 2025. Notary Public My commission expires:

KRYSTAL M SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Casey Lynn Dubie and Corin Jesse Dubie	Legacy Home Loans, LLC DBA Steadfast Mortgage	073-13-0-219.00
2011 Forrest Green Drive	408 Highway 76	
Nashville, TN 37216	White House, TN 37188	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRIS LLEWELLYN AND GABRIELLA LLEWELLYN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CASEY LYNN DUBIE AND CORIN JESSE DUBIE, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 131, on the Plan of Section Three, Henderson Gardens, of record in Plat Book 3600, Page 27, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Chris Llewellyn and Gabriella Huerta, husband and wife as tenants by the entirety by Warranty Deed from Valarie Ann Ingram, f/k/a Valaria Ann Krubner, and husband, E. Brooks Ingram of record in Instrument No. 20150803-0076627 Register's Office for Davidson County, Tennessee, dated July 29, 2015 and recorded on August 03, 2015.

Being the same property conveyed to Chris Llewellyn and Gabriella Llewellyn, husband and wife as tenants by the entireties by Quitclaim Deed from Chris Llewellyn married to Gabriella Llewellyn of record in Instrument No. 20200117-0006105 Register's Office for Davidson County, Tennessee, dated January 10, 2020 and recorded on January 17, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2011 Forrest Green Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of July, 2025.

Chris Llewellyn

Gabriella Llewellyn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 3rd day of July, 2025.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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 July 3, 2025.

Date

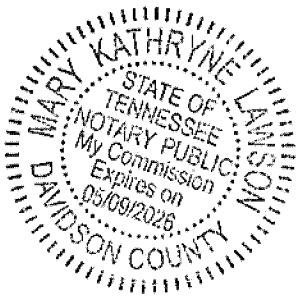
Affiant Signature 07/03/2025
Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this 3rd day of July, 2025.

Notary's Signature

My Commission Expires: _____
Date



Notary's Seal (of on paper)