THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9806-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2026. Notary Public MY COMMISSION EXPIRES: 3·9·2026 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1458891 DEEDWARR
08/12/2026 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260812-0074383

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen H. Dove Trust	New Owner	
117 Newsom Green		142-07-0C-086.00
Nashville, TN 37221		
(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, WE, **Terrence L. Stubbs, Jeffrey A. Stubbs, Kelly L. Dunn, and Lynne A. Leersnyder, the heirs under the Will of Janice May Stubbs, and Lynne A. Leersnyder as Trustee of the Janice May Stubbs Irrevocable Trust FBO Terrence L. Stubbs U/A Dated 9/23/2015**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathleen H. Dove, as Trustee of the Kathleen H. Dove Trust U/A dated May 21, 2025**

HEREINAFTER CALLED THE GRANTEE, HER SUCCESSORS, HEIRS, AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 86 of Ashley Green, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Ashley Green of record in Book 7184, Page 44, as Master Deed has been corrected in Book 7467, Page 279, and as amended in Book 7482, Page 312, and further amended in Instrument No. 20111101-0084880, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Janice Stubbs, a single person by Warranty Deed from Gladys E. Dreaden, unmarried, dated October 10, 2012 and recorded October 11, 2012 in Instrument No. 20121011-0093210, Register's Office of Davidson County, Tennessee.

The said Janice Stubbs (also known as Janice May Stubbs) has since died on September8, 2025. Pursuant to her Will (filed under Docket # 25P2131 in he Circuit Court of Favidson County, Tennessee [Probate Division]) the described property was devised unto Jeffrey A. Stubbs, Kelly L. Dunn, Lynne A. Leersnyder, and Lynne A. Leersnyder as Trustee of the Janice May Stubbs Irrevocable Trust FBO Terence L. Stubbs U/A Dated 9/23/2015, the Grantors herein. Terrence L. Stubbs joins in this conveyance for the purpose of granting any interest he has in the property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **117 Newsom Green, Nashville, TN 37221**

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 our hands this the 7th day of August, 2026.

Terrence L. Stubbs by Lynne A. Leersnyder, his attorney-in-fact

Jeffrey A. Stubbs by Lynne A. Leersnyder, his attorney-in-fact

Kelly L. Dunn by Lynne A. Leersnyder, her attorney-in-fact

Lynne A. Leersnyder

The Janice May Stubbs Irrevocable Trust FBO TerrenceL. Stubbs U/A Dated 9/23/16

BY: Lynne A. Leersnyder, Trustee

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lynne A. Leersnyder,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7th day of August, 2026.

My Commission expires: 11-8-27

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lynne A. Leersnyder,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Terrence L. Stubbs, Jeffrey A. Stubbs and Kelly L. Dunn, as their Attorney in Fact, as the free act and deed of the within named Terrence L. Stubbs, Jeffrey A. Stubbs and Kelly L. Dunn.

Witness my hand and official seal this the 7th day of August, 2026.

My Commission expires 11-8-27

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lynne A. Leersnyder,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that is theTrustee of the Janice May Stubbs Irrevocable Trust FBO Terrence L. Stubbs U/A Dated 9/23/2015, and that she executed the within instrument on behalf of the Trust, as Trustee, havingbeen so authorized to act on behalf of the Janice May Stubbs Irrevocable Trust FBO Terrence L. Stubbs U/A Dated 9/23/2015.

Witness my hand and official seal this the 7th day of August, 2026.

My Commission expires 11-8-27

Notary Public

Certificate of Authenticity

I, Lacey Chumley, 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

_____.

Date

Lacey Chumley

Affiant Signature

August 7, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of August, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON