Karen Johnson Davidson County
Batch# 1478425 DEEDWARR
09/28/2026 03:46:30 PM 4 pgs
Fees: $23.00 Taxes: $2,586.30
20260928-0089743

Name and Address of New Owner:
Dillon Slade Dubberly
176 Lelawood Circle
Nashville, TN 37209

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 103-10-0-001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brian Carden, Trustee of The Revocable Trust Agreement of Brian Carden dated September 23, 2021**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dillon Slade Dubberly, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Hillwood Park, of record in Plat Book 3300, Pages 27 and 28, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian Carden, Trustee of the Revocable Trust of Brian Carden, established by the Revocable Trust Agreement of Brian Carden dated September 23, 2021 by Quit Claim Deed from Brian Carden of record in Instrument No. 20210923-0128157 Register's Office for Davidson County, Tennessee, dated September 23, 2021 and recorded on September 23, 2021.

This conveyance is subject to the current year's property taxes which have been prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 176 Lelawood Circle, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of September, 2026.

The Revocable Trust Agreement of Brian Carden
dated September 23, 2021

By: Brian Carden, Trustee (SEAL)
Brian Carden, Trustee

STATE OF Maryland
COUNTY OF Baltimore

On this 28th day of September, 2026, before me personally appeared Brian Carden, Trustee of The Revocable Trust Agreement of Brian Carden dated September 23, 2021, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of September, 2026.

Rwanda L. Reed
Notary Signature
My commission expires: 12/18/2028

RWANDA I REED
Notary Public - State of Maryland
Baltimore County
My Commission Expires Dec 18, 2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $699,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brian Carden, Trustee
Affiant

STATE OF ~~XXXXXXXX~~ Maryland
COUNTY OF ~~XXXXXXXX~~ Baltimore

Sworn to and subscribed before me this 28th day of September, 2026.

Rwanda L. Reed
Notary Signature
My commission expires: 12/18/2028

RWANDA I REED
Notary Public - State of Maryland
Baltimore County
My Commission Expires Dec 18, 2028

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: 8e6a8769-3d02-4c39-ad00-d1c92938de40
202609280089743

AFFIDAVIT OF VALUE

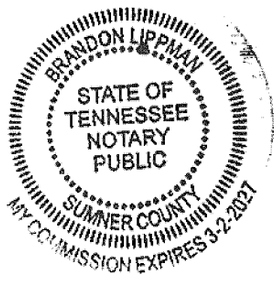
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Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of September, 2026.

Notary Signature
My commission expires: 3-2-27



Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 **September 28, 2026**.

Date

Affiant Signature

9/28/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28th** day of **September**, 20**26**.

Notary's Signature

My Commission Expires: 8/24/27
Date

Notary's Seal (if on paper)

