Karen Johnson Davidson County
Batch# 1482523 DEEDWARR
10/08/2026 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20261008-0092644

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 10-25-26
(AFFIX SEAL)

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 10-25-2026

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-5420

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Robert Dex Dornon	U.S. Bank National Association	128-12-0C-020.00-CO
(NAME)	(NAME)	
1130 Woodbury Falls Ct	PO Box 790415	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Saint Louis, MO 63179	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifteen Thousand And No/100 Dollars ($315,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **1130 WOODBERRY FALLS CT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT DEX DORNON, AN UNMARRIED MAN,** 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 No. 1130, on the Plan of Woodbury Townhomes (erroneously recorded in last Deed as Woodberry Townhomes in Instrument No. 20220912-0101771 in the Register's Office for Davidson County, Tennessee), a Horizontal Property Regime, as shown as Exhibit "E" appended to and as established by the Declaration of Covenants, Conditions, and Restrictions of record in Declaration of Covenants, Conditions, and Restrictions of record in Instrument No.

20060310-0028278, and Instrument No. 20080201-0010772, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Emiko Jane Lejeune and Walter Raymond Lejeune, III, husband and wife by Warranty Deed from Linda Marie Celli, an unmarried woman of record in Instrument No. 20190815-0081895, Register's Office for Davidson County, Tennessee, dated August 15, 2019 and recorded on August 15, 2019.

Being the same property conveyed to 1130 Woodberry Falls CT LLC, a Tennessee limited liability company by Quitclaim Deed from Emiko Jane Lejeune and Walter Raymond Lejeune, III, husband and wife of record in Instrument No. 20220912-0101771, Register's Office for Davidson County, Tennessee, dated September 7, 2022 and recorded on September 12, 2022.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 1130 Woodbury Falls Ct, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 30 day of September, 2026.

1130 Woodberry Falls CT LLC, a Tennessee limited liability company

BY: _____
Emiko Lejeune, Sole Member

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emiko Jane Lejeune as Sole Member of 1130 Woodberry Falls Ct LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of her own knowledge, and who, upon oath, acknowledged herself to be the Sole Member of the maker, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of September, 2026.

_____
Notary Public
My commission expires:

My Commission Expires
October 31, 2027

ANGELA GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 30, 2026.

Affiant Signature _____

September 30, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30th of Sept 2026.

Megan Crawford
Notary's Signature

MY COMMISSION EXPIRES: 10-25-26

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 10-25-2026