WARRANTY DEED

Karen Johnson
Batch # 1275346
05/20/2025 10 05.22 AM
Fees $13 00 Taxes $780 70

Davidson County
DEEDWARR
2 pgs

20250520-0039617

Y-FSBO-25-932

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Bluebird Properties, LLC	**Same as New Owner**	
(NAME) **9005 Overlook Blvd**	(NAME)	**119-16-0-079-00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **CARL D. HIBDON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BLUEBIRD PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No 149, Map of Section Two, Battlewood, of record in Book 1835, Page 95 and 96, Register's Office for Davidson County, Tennessee

Said Lot No. 149 fronts 110 feet on the easterly side of Drummond Drive and runs back between lines 382.76 feet, more or less, on the northerly line and 399.31 feet, more or less, on the southerly line to the center line of Mill creek, measuring 112 feet, more or less, thereon.

Being the same property conveyed to Carl D. Hibdon and wife, Linda M Hibdon by Warranty Deed from Joe Paul Freeman and wife, Bessie Glasscock Freeman of record in Book 4232, page 245, Register's Office for Davidson County, Tennessee, dated April 8, 1968 and recorded on May 2, 1968

Linda Marie Hibdon died on or about December 30, 2006, leaving Carl D Hibdon the surviving tenant by the entirety

This conveyance is subject to·

- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 95 and 96, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 2022, Page 400, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Special Utility Easements of record in Book 2024, Page 301 and Book 3462, Page 118, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement of record in Instrument Number 20011016-0112576, in the Register's Office for Davidson County, Tennessee.
- Right of Way of Drummond Drive and Carlyle Place.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **932 Drummond Drive, Nashville, Tennessee 37211**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF MAY, 2025

Carl D. Hibdon

Carl D Hibdon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of May, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206