**This Instrument Prepared by:**
**Bankers Title & Escrow, Corp.**
**3310 West End Avenue, Suite 540**
**Nashville, TN 37203**

**RE: 266 Becklea Drive**
**Madison, Tennessee 37115**

Karen Johnson Davidson County
Batch# 1299928 AFFIDAVITH
07/21/2025 08:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250721-0057021

# AFFIDAVIT OF HEIRSHIP

**STATE OF** Tennessee )
**COUNTY OF** Davidson )

1. My name is Ashley Michelle Cannon, I am an adult resident of the State of Tennessee and being well-acquainted with Melba Joy Hibdon and her family for more than thirty (30) years, I am competent to give the testimony in this sworn Affidavit pursuant to Tennessee Code Annotated §30-2-712. I am a second cousin to the said Melba Joy Hibdon.

2. Melba Joy Hibdon died without a Will (intestate) on December 22, 2024, as a resident of Davidson County, Tennessee. Melba Joy Hibdon was married to Homer Hibdon, Jr, who predeceased her, on December 15, 2023, and Melba Joy Hibdon never remarried. Melba Joy Hibdon is survived by one (1) daughter, Kristi Marlin, formerly Kristi Hibdon. Other than the one (1) daughter referenced herein, Melba Joy Hibdon had no other children, biological or adopted, living or dead.

3. The sole heir at law of Melba Joy Hibdon is her one (1) and only daughter, Kristi Marlin, formerly Kristi Hibdon.

4. Melba Joy Hibdon was the sole owner of the real property located at 266 Becklea Drive, Madison, Tennessee 37115, at the time of her death.

5. The Property is more particularly described as follows:

Being Lot. 221, on the plan of Madison Park, Section 6, of record in Plat Book 4300, Page 58, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Homer C. Hibdon, Jr and wife, Joy Hibdon by Warranty Deed from Douglas L. Greogory and wife, Susan L. Gregory of record in Book 10258, page 71, Register's Office for Davidson County, Tennessee, dated October 15, 1996 and recorded on November 13, 1996. The said Homer C. Hibdon, Jr., having died on December 15, 2023, thereby subject property vesting in Joy Hibdon, as surviving tenant by the entirety.

The said Melba Joy Hibdon and Joy Hibdon being one and the same person.

6. Melba Joy Hibdon died on December 22, 2024, leaving her one (1) and only daughter Kristi Marlin, formerly Kristi Hibdon, as her sole heir at law.

FURTHER AFFIANT SAYETH NAUGHT.

IN WITNESS WHEREOF, this Affidavit is given freely and pursuant to the provisions of T.C.A. 30-2-712 for the purpose of facts concerning the heirs of Melba Joy Hibdon on this the 9th day of July, 2025.

Ashley Michelle Cannon

Sworn to and subscribed before me this the 9th day of July, 2025.

Notary Public

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 **Ashley Michelle Cannon**, 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 for the purposes therein contained.

WITNESS my hand and official seal of office, this the 9th day of July, 2025.

Notary Public

My commission expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

## Certificate of Authenticity

I, Holly A. Mason, 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 17, 2025.

Affiant Signature

7/17/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of July, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

