THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8686-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF July, 2025 Notary Public MY COMMISSION EXPIRES: 9.5.2028 (AFFIX SEAL)

KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1299928 DEEDWARR
07/21/2025 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20250721-0057022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DW Brothers Properties, LLC	New Owners	
266 Becklea Drive	150 Aron Rd.	043-06-0-263.00
Madison, TN 37115	Murfreesboro, TN 37129	
(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, **Kristi Marlin, Heir at Law of Homer C. Hibdon, Jr. and Joy Hibdon, deceased**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DW Brothers Properties, LLC., a Tennessee limited liability company**

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

BEING Lot No. 221 on the Plan of Madison Park, Section 6, of record in Plat Book 4300, Page 58, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Homer C. Hibdon, Jr. and wife, Joy Hibdon, by Warranty Deed from Douglas L. Gregory 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.

Homer C. Hibdon, Jr. died on December 15, 2023, vesting Joy Hibdon as the surviving tenant by the entirety. Joy Hibdon (also known as Melba Joy Hibdon) died intesate on December 22, 2024, leaving Kristi Marlin as her sole heir at law. See Affidavits of Heirship of record in Instrument Nos. 202507210057020 and 202507210057021, Register's Office for Davidson County, Tennessee.

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 __ unimproved _X_ improved property known as **266 Becklea Drive, Madison, TN 37115**

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 17 day of July, 2025.

Kristi Marlin

Kristi Marlin

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 **Kristi Marlin**, 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 17 day of July, 2025.

My Commission expires: _____

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

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

