Karen Johnson Davidson County
Batch# 1448845 DEEDWARR
07/17/2026 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $3,840.60
20260717-0064928

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF North Carolina
COUNTY OF Durham

Actual consideration or value, whichever is greater is $1,038,000.00.

Affiant

Subscribed and sworn before me this the 10th day of July, 2026.

Notary Public
My commission expires: 11-15-2030

MIRIAM TURNER
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 11-15-30

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Bradley Hoffa Jennifer Talbott 1408 Douglas Ave Nashville, TN 37206	FirstBank 722 Columbia Avenue Franklin, TN 37064	072-14-0 199.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SCOTT KIBBY AND KENDRA KIBBY, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey **to BRADLEY HOFFA AND JENNIFER TALBOTT, HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 33 on the Map of H.M. Doak's Subdivision, as of record in Book 332, Page 22, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 43 feet, 1 inch on the south side of Douglas Avenue, now known as East Douglas Avenue, and runs back between lines 174 feet, more or less, to an alley in the rear and measures 44 feet, 6 inches thereon.

Being the same property conveyed to Scott Kibby, an unmarried man, by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated 3/29/2012 and recorded 4/9/2012 in Instrument No. 20120409-0030258, in the Register's Office of Davidson County, Tennessee.

Kendra
~~Kenda~~ Kibby, spouse of Grantor, hereby joins in the execution of this instrument to convey any ~~martial~~ marital interest ~~he~~ she may have in the subject property. (KK)

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1408 Douglas Ave, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 10th day of July, 2026.

Scott Kibby

Kendra Kibby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Scott Kibby and Kendra Kibby, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of July, 2026.

My commission expires:

7/17/28

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, George Mudter, 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 7/10/26 (date of document).

Affiant Signature

7/14/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

