Karen Johnson Davidson County
Batch# 1470382 DEEDWARR
09/09/2026 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20260909-0083386

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September 2026 Notary Public MY COMMISSION EXPIRES: 9/30/29 (AFFIX SEAL)
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9860-WE	

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hevedar Khidir and Star Jamal	New Owner	
134 McMurray Cir.		147-16-0A-034.00-CO
Nashville, TN 37211		
(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, **Gary Wayne Marlow, Executor of The Estate of David Nelson Marlow**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hevedar Khidir and Star Jamal, wife and husband**

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:

Land in Davidson County, Tennessee being Unit No. 34, A Condominium, A Diminimis Planned Unit Development located on McMurray Drive, Nashville, Tennessee, as shown on the Condominium Site Plan recorded in Book 6250, page 230, Register's Office for said County.

Being the same property conveyed to David N. Marlow, unmarried, by Warranty Deed from Virginia Newman Buhler and husband, Andrew T. Buhler, of record in Book 9425, Page 749, Register's Office for Davidson County, Tennessee, dated July 27, 1994 and recorded on August 02, 1994 and Deed of Correction of record in Book 9617, Page 828.

David N. Marlow died testate on February 9, 2026, leaving a Last Will and Testament which has been admitted to probate under Docket No. 26P623 in the Probate Court of Davidson County, Tennessee at Nashville. Pursuant to said Last Will and Testament, all real property which was owned by decedent as of the date of his death is to be administered as part of the probate estate, subject to the control of Gary Wayne Marlow as the Personal Representative of the Estate. Said Personal Representative has the power and authority, acting alone without the joinder, consent, or approval of any heir, legatee, beneficiary, Court or other person, to sell and convey the real property described herein.

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 **134 McMurray Cir., Nashville, TN 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 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 31st day of August, 2026.

The Estate of David Nelson Marlow

By: Gary Wayne Marlow EXE.
Gary Wayne Marlow
Its: Executor

STATE OF Tennessee
COUNTY OF Putnam

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gary Wayne Marlow**, the bargainor, with whom I am personally acquainted or proved to me to be the Executor of The Estate of David Nelson Marlow on the basis of satisfactory evidence to be the within named Executor, and who acknowledged that he as Executor executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of August, 2026.

My Commission expires: 4/27/2030 Catherine Gunter
Notary Public

CATHERINE C. GUNTER
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

Certificate of Authenticity

I, Danielle Watson, 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 8/31/26.

Date

Danielle Watson

Affiant Signature

8/31/26

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 1st day of August, 2026.

Linzie Hahn

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029