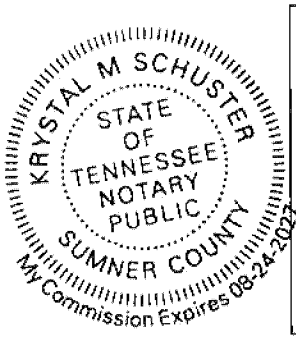
Karen Johnson Davidson County
Batch# 1482606 DEEDWARR
10/08/2026 04:07:30 PM 4 pgs
Fees: $23.00 Taxes: $2,712.10
20261008-0092748



STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $733,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1st day of October, 2026.

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
LandConex LLC		043 14 0 168.00,169.00 & 170.00
(NAME)	(NAME)	
141, 143 & 209 Hillcrest Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Linda Carol Deering, an unmarried woman and Ricky Lane Gibbs, a married man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **LandConex LLC, a Tennessee Limited Liability Company**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Tract 1: 141 Hillcrest Dr

Land in Davidson County, Tennessee, being Lot No. 22, 23, 24 and 25 of Block B on the Plan of Yowell Place Subdivision of record in Plat Book 974, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lucille Hague, unmarried by Warranty deed from Lisa K. Brown of record in Book 8576, page 375, dated March 16, 1992, said Register's Office.

Lucille Hague died 10/17/96, she named her sister Juanita B. Bass as the Executrix of her Will of record at Docket No. 96P1696. Catherine Juanita Bass (same as Juanita B. Bass) died 1/11/11, Affidavit of Inheritance of record at Instrument No. 20120510-0040764 names Walter Michael Hill. Walter Hill died 1/30/25, his will probated at Docket No. 25P803 naming heirs Linda Carol Deering and Ricky Gibbs.

Being the same property conveyed to Linda Carol Deering and Ricky Lane Gibbs by Executor's deed from Linda Carol Deering and Ricky Lane Gibbs, the Executors of the Estate of Walter Michael Hill of record in Instrument No. 20251218-0100670, dated December 4, 2025, said Register's Office.

Tract 2: 143 Hillcrest Dr

Land situated in the 11th Civil District of Davidson County, Tennessee, and being the Northerly 75 feet of Lot No. 26, in Block "B" on Plan of Yowell Place Subdivision, which is of record in Plat Book 974, page 61, Register's Office for Davidson County, Tennessee, described as follows Beginning at a point in the easterly margin of Hillcrest Drive, which point is the southwest corner of Lot No 25 on said Plan, and running thence,

eastwardly with the southerly boundary of said Lot No 25, a distance of 401 feet to a point, thence southwardly a distance of 75 feet to a point in the easterly boundary of Lot No. 26 on said Plan, thence westwardly in a straight line parallel to the southerly margin of Lot No 25 to a point in the easterly margin of Hillcrest Drive and thence in a northerly direction with said easterly boundary of said Hillcrest Drive 75 feet to the beginning.

Being the same property conveyed to Walter M. Hill by Warranty Deed from The Estate of Bettie Ann T. Vaughan, of record in Instrument No. 20230609-0043927, dated June 8, 2023, said Register's Office.

Walter Hill died 1/30/25, his will probated at Docket No. 25P803 naming heirs Linda Carol Deering and Ricky Gibbs.

Being the same property conveyed to Linda Carol Deering and Ricky Lane Gibbs by Executor's deed from Linda Carol Deering and Ricky Lane Gibbs, the Executors of the Estate of Walter Michael Hill of record in Instrument No. 20251218-0100671, dated December 4, 2025, said Register's Office.

Tract 3: 209 Hillcrest Dr

BEING the northerly 238 feet on the southerly 338 feet of Lot No. 26 of Block "B" on the Map of Yowell Place Subdivision, as of record in Book 974, page 61, RODC.

BEGINNING at the point in the easterly margin of Hillcrest Drive 100 feet north of the common corner of Lots Nos. 26 and 27, being the northwest corner of a part of said lot conveyed to Homeland, Inc. by deed of record in Book 1115, Page 480, said Register's Office thence easterly with the northerly margin of said Homeland, Inc. Lot, parallel to the line between Lots Nos. 26 and 27, 395 feet, more or less, to the easterly line of Lot No. 26; thence northerly 238 feet to a point in the southeast corner of a part of said lot conveyed to Homeland, Inc. by deed of record in Book 1110, Page 529, said Register's Office, said point being 75 feet sought of the common corner of Lots Nos. 25 and 26; thence westerly along said Homeland, Inc.'s south line and parallel to the line between Lots Nos. 25 and 26, 400 feet, more or less, to the easterly margin of hillcrest Drive; thence with the margin of the same, southerly 238 feet to the point of beginning.

Being the same property conveyed to Walter Michael Hill by Administrators Quitclaim Deed from Walter Michael Hill, as Administrator of the Estate of Juanita Bass, of record in Instrument No. 20120510-0040766 dated May 8, 2012, said Register's Office.

Walter Hill died 1/30/25, his will probated at Docket No. 25P803 naming heirs Linda Carol Deering and Ricky Gibbs.

Being the same property conveyed to Linda Carol Deering and Ricky Lane Gibbs by Executor's deed from Linda Carol Deering and Ricky Lane Gibbs, the Executors of the Estate of Walter Michael Hill of record in Instrument No. 20251218-0100672, dated December 4, 2025, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 141, 143 & 209 Hillcrest Drive, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 1st day of October, 2026.

Linda Carol Deering

Linda Carol Deering

Ricky Lane Gibbs

Ricky Lane Gibbs

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda Carol Deering and Ricky Lane Gibbs, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of October, 2026.

Notary Public
My Commission Expires: 3-25-2029

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

Certificate of Authenticity

I, Krystal Schuster, 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 **10/1/2026**.

Date

Affiant Signature

10/1/2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **1** day of **October**, 20**26**.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27
Date

Notary's Seal (if on paper)