Karen Johnson Davidson County
Batch# 464633 DEEDWARR
08/26/2020 10:55:32 AM 2 pgs
Fees: $13.00 Taxes: $610.50
20200826-0096700

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2284

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATIO
WHICHEVER IS GREATER, FOR
$165,000.00

KCM
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of August, 2020

Notary Public

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Commission Expires: _____

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robert D. Martin and Amy W. Martin 110 Pepper Ridge Circle Antioch, TN 37013	4232 Forest Ave Paducah, KY 42001	149-05-0A-110.00-C

WARRANTY DEED

FOR AND IN 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, I/WE,

Robert Antonio Shaw and Brandon Jerrod Glimps, Heirs at Law for the Estate of Selma Denise Glimps

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert D. Martin and Amy W. Martin, husband and wife

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:

All That Certain Condominium Situate in the County of Davidson, State of Tennessee, Described as Follows: Land in Davidson County, Tennessee, Being Unit No. 110 on the Plan of A Horizontal Property Regime Phase I, A Condominium Site Plan Pepper Ridge Condominiums of Record in Plat Book 6900, Page 526, Register's Office for Said County, Tennessee, to Which Reference is Hereby Made for a More Complete Description.

Being the same property conveyed to Salma Denise Glimps, a single woman by Special Warranty deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20120926-0087310 Register's Office for Davidson County, Tennessee, dated September 25, 2012 and recorded on September 26, 2012. The said Salma Denise Glimps died intestate on November 13, 2019 leaving Robert Antonio Shaw and Brandon Jerrod Glimps as her only heirs. Reference is made to Intestate Probate Case No. 20P571 in the Probate Court for Davidson County, Tennessee in which Robert Antonio Shaw was named Personal Representative of the Estate. Reference is made to the Affidavit of Heirship(s) of record in Instrument No(s).20200818-0092573 AND 20200813-0090600, said Register's Office which names Robert Antonio Shaw and Brandon Jerrod Glimps as the only heirs of Salma Denise Glimps.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 110 Pepper Ridge Circle, Antioch, TN 37013

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 24th day of August, 2020.

Robert Shaw Heir at law
Robert Antonio Shaw, Heir at Law

Robert Shaw Personal Representative
Robert Antonio Shaw, Personal Representative

Brandon J Glimps Heir at Law
Brandon Jerrod Glimps, Heir at Law

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert Antonio Shaw and Brandon Jerrod Glimps** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 24th day of August, 2020.

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
(Notary Seal)

Notary Public
My Commission Expires: 5-28-23

WARRANTY DEED