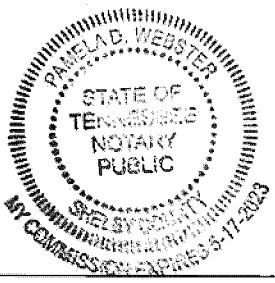
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shirley A. King	Shirley A. King	149050A10800
(NAME)	(NAME)	
108 Pepper Ridge Circle	108 Pepper Ridge Cir	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 515867 DEEDWARR
11/13/2020 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $673.40
20201113-0134089

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Robert A. Schmitt and Linda J. Schmitt, husband and wife hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Shirley A. King, a single woman, hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium in Davidson County, Tennessee, being Unit No. 108 of Pepper Ridge Condominiums, Phase I, a Horizontal Property Regime, as shown on the Plat of record in Plat Book 6900, Page 526, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Robert A. Schmitt and Linda J. Schmitt, husband and wife by Warranty Deed from Lynne Baker Hancock, married, dated 08/24/2016 and recorded 08/26/2016, of record in Instrument 201608260089730, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 108 Pepper Ridge Circle, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her 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.

Effective the 5th day of November, 2020.

Robert A. Schmitt

Linda J. Schmitt

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert A. Schmitt and Linda J. Schmitt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of November, 2020.

Notary Public:
My Commission Expires: 7·16·2024

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I, Natasha Day, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Shelby

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal (if on paper)

PAMELA D. WEBSTER
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 5-17-2023

Tue,3 Mar 2020 11:14 AM TD