WARRANTY DEED

Karen Johnson Davidson County
Batch# 1209207 DEEDWARR
12/02/2024 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $991.60
20241202-0093477

File #24-PA-0110-TWG

(SEAL)
J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF November, 2024.

Notary Public
MY COMMISSION EXPIRES: 9/5/2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrea Khalil	**New Owner**	
(NAME)	(NAME)	**149 05 0A 110.00**
110 Pepper Ridge Circle	110 Pepper Ridge Cir.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

ROBERT D. MARTIN AND AMY W. MARTIN, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ANDREA KHALIL, WIFE AND MARIO KHALIL, HUSBAND,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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, 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 Robert D. Martin and Amy W. Martin, husband and wife, by Warranty Deed from Robert Antonio Shaw and Brandon Jerrod Glimps, Heirs at Law for the Estate of Selma Denise Glimps, of record in Instrument No. 20200826-0096700, in the Register's Office of Davidson County, Tennessee, dated August 24, 2020, and recorded on August 26, 2020.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A HORIZONTAL PROPERTY REGIME, PHASE I, CONDOMINIUM SITE PLAN PEPPER RIDGE CONDOMINIUMS, as recorded in Plat Book 6900, Page(s) 526.

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing A HORIZONTAL PROPERTY REGIME, PHASE I, CONDOMINIUM SITE PLAN PEPPER RIDGE CONDOMINIUMS Condominium of record in Book 7466, Page 248 with annexation recorded in Book 7779, Page 48 as corrected in Book 8026, Page 588; Book 8297, Page 251; Book 8684, Page 880 as corrected in Book 8870, Page 546 and Book 9020, Page 155; Book 9155, Page 806; Book 9321, Page 18; Book 9402, Page 208 and Book 9476, Page 32; amendment recorded in Book 8672, Page 17 as re-recorded in Book 8856, Page 867 and Instrument No. 20140307-0019460; Appointment of Substitute Trustee recorded in Instrument No. 20050609-0066220 and Appointment of Successor Trustee recorded in Instrument No. 20140915-0084012; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7505, Page 804.
* Any and all existing easements and restrictions as shown of record not stated herein

The execution of this instrument is affected by the signature of ***LOY CARNEY*** *as Attorney-in-Fact for* ***ROBERT D. MARTIN****, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number* __202412020093475__*, Register's Office for* ***Davidson*** *County, Tennessee.*

The execution of this instrument is affected by the signature of ***LOY CARNEY*** *as Attorney-in-Fact for* ***AMY W. MARTIN****, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number* __202412020093476____*, Register's Office for* ***Davidson*** *County, Tennessee.*

This is ____ **unimproved** __X___ **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 GRANTEE(S), their heirs and 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), 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 my/our hand(s) this the 27th day of November, 2024.

Robert D. Martin by Loy Carney, Attorney In Fact

Robert D. Martin by Loy Carney, his Attorney-In-Fact

Amy W. Martin by Loy Carney, Attorney In Fact

Amy W. Martin by Loy Carney, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **ROBERT D. MARTIN**, and who acknowledged he/she/they executed the same as the free act and deed of the said **ROBERT D. MARTIN.**

Witness my hand and official seal this **27th** day of **November, 2024.**

Megan Paulus
Notary Signature
My Commission Expires: _____

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **AMY W. MARTIN**, and who acknowledged he/she/they executed the same as the free act and deed of the said **AMY W. MARTIN.**

Witness my hand and official seal this **27th** day of **November, 2024.**

Megan Paulus
Notary Signature
My Commission Expires: _____

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Certificate of Authenticity

I, Holly A. Mason, 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 November 27, 2024.

Affiant Signature

11/27/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 day of November, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY