This Instrument Prepared By:
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Muletown Law, P.C.
805 South Garden Street
P.O. Box 1017
Columbia, TN 38402-1017

Karen Johnson Davidson County
Batch# 1229496 DEEDWARR
01/23/2025 09:30:30 AM 4 pgs
Fees: $23.00 Taxes: $2,016.50
20250123-0005206

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **GREGORY SHIMA, PERSONAL REPRESENTATIVE OF ESTATE OF IRMA SHIMA,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and, **MARISOL MARTINEZ LOPEZ, AN UNMARRIED WOMAN,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 9 on the unrecorded plan of the Willis W. Amos Tract, described according to a survey made by C.K. McLemore, Surveyor, July, 1966, as follows:

Beginning on the Northerly line of the Albright property at the corner of Lots Nos. 8 and 9, said point being North 85 3/4 degs. West 925.9 feet from the Westerly line of the Wair property; thence with the line between Lots 8 and 9 North 1/2 deg. West 1229 feet to the Southerly margin of Barnes Road; thence with said road South 56 degs. West 159 feet to the corner of Lots Nos. 9 and 10; thence with the line between said two lots South 1/4 deg. East 1123.5 feet to the Northerly line of said Albright property; thence with said line South 85 3/4 deg. East 117.5 feet to the beginning, containing 3.4 acres, more or less.

Being the same property conveyed to George G. Shima and Irma Shima, husband and wife by Warranty Deed recorded on July 29, 1997 in Book 10546 Page 103, Register's Office of Davidson County, Tennessee. George G. Shima having died in 1995, leaving Irma Shima as the sole owner by operation of law. Irma Shima having died in 2024. A testate estate was opened in the Seventh Circuit Court of Davidson County under case number 24P1368. Gregory Shima was named personal representative of the estate by the court and was given the power to sell or transfer real property by the Last Will and Testament of the decedent.

This property is shown on the tax records of Maury County, Tennessee as Map 173, Parcel 099.00.

Legal description obtained from prior deed.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes; and any other matters of record.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on this 22nd day of January, 2025

Estate of Irma Shima

By: Gregory Shima

Gregory Shima, Personal Representative

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **GREGORY SHIMA,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Personal Representative** of the **Irma Shima Estate** the within bargainor, and who, being authorized so to do, acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed by signing the name of the Estate by himself as **Personal Representative.**

Witness my hand, at office, this 22nd day of January, 2025.

Thomas M. Hutto

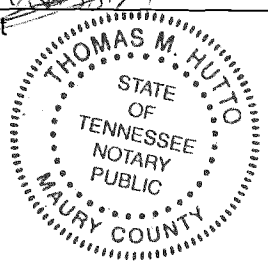
Notary Signature
My commission expires: 6/25/25

THOMAS M. HUTTO
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$545,000.00.**

Affiant



Sworn and subscribed to before me,

22nd day of January, 2025.

Notary Public

My commission expires: 6/25/25

PERSON OR AGENCY RESPONSIBLE FOR TAXES:

OCMBC

19000 McArthur Blvd., Ste. 200

Irvine, CA 92612

NAME AND ADDRESS OF PROPERTY OWNERS:

Marisol Martinez Lopez

1187 Barnes Road

Antioch, TN 37013



MAURY COUNTY
TITLE COMPANY, INC.

805 South Garden Street
P.O. Box 2012
Columbia, TN 38402-2012
Phone (931) 388-4487
Fax (931) 381-3748
www.maurycountytitle.com

Tennessee Certification of Electronic Document

I, Thomas M. Hatto, 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 12/22/25 (date of document).

Thomas M. Hatto
Affiant Signature

12/22/25
Date

State of Tennessee
County of Maury

Sworn to and subscribed before me this 22 day of December, 2024.

Notary's Signature

My commission expires: 08-25-2025

NOTARY'S SEAL

BRITTANY BREWER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY