This Instrument Prepared from Information Furnished by the Parties by:
Stevens Law, PLLC, 511 Enon Springs Road East, Smyrna, Tennessee 37167

Map & Parcel No.: 149-05-OA-111.00

SEND TAX BILLS TO:	NAME AND ADDRESS OF NEW OWNERS:
NEW OWNER	Judith Seitz and husband, Jeffrey A. Seitz 111 Pepper Ridge Circle Antioch, TN 37013

Karen Johnson Davidson County
Batch# 359803 DEEDQC
02/19/2020 08:25:55 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200219-0018183

STATE OF TENNESSEE)
ss.:
COUNTY OF RUTHERFORD)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration; I, the undersigned, **Judith Seitz**, hereby quitclaim unto **Judith Seitz and husband, Jeffrey A. Seitz**, their heirs and assigns forever, all of my right, title and interest in and to that certain tract or parcel of real estate situated Davidson County, State of Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being all of Unit No. 111 on the Plan of Pepper Ridge Condominiums, Phase 1 as described in Master Deed recorded in Book 7466, Page 248 and as shown on Plat of Pepper Ridge Condominiums, Phase 1 (attached to said Master Deed) of record in Book 7466, page 301, Amendments to Master Deed recorded in Instrument No. 20140307-0019460, Book 8672, Page 17 and re-recorded Master Deed Amendment recorded in Book 8856, Page 867, Bylaws of record Book 11634, Page 91, of record in Plat Book 6900, Page 526, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Judith Seitz from Stephen A. Zagorski and Kristin Zagorski by warranty deed dated July 9, 2016 and appearing of record in Instrument No. 20160715-0072625, Register's Office of Davidson County, Tennessee.
>
> Subject to: (1) all matters shown on the plat of record in Plat Book 6900, page 526, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions of record in Book 7466, Page 248,

Amendment to Master Deed of record in Book 8672, Page 17 and re-recorded in Book 8856, Page 867; Easement contained in Deed of Conveyance of record in Book 7061, Page 168 in the Register's Office for Davidson County, Tennessee; (4) Charter of Pepper Ridge Condominiums Homeowners Association of record in Book 7497, Page 462, in the Register's Office of Davidson County, Tennessee; (5) Agreement for Dedication of Easement of record in Book 7505, Page 804, in the Register's Office of Davidson County, Tennessee; (6) By-Laws of the Pepper Ridge Homeowners Association of record in Book 11634, Page 91, Register's Office of Davidson County, Tennessee. This conveyance is further subject to all applicable zoning ordinances; utility, sewer, drainage, and other easements of record; all subdivision/condominium assessments, covenants, bylaws, restrictions declarations, and easements of record; building restrictions; and any other matters of record.

This is improved property known as 111 Pepper Ridge Circle, Antioch, TN 37013.

This deed was prepared without the benefit of a title search by Stevens Law, PLLC, and the legal description was taken from the prior deed. The preparer makes no guarantees about the condition or status of the title.

IN WITNESS WHEREOF, I have hereunto set my signature, this the 3rd day of February, 2020.

Judith A. Seitz

JUDITH A. SEITZ

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **Judith A. Seitz**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at my office in Smyrna, Tennessee on this the 3 day of February, 2020.

Ellen G. Longworth

NOTARY PUBLIC

ELLEN G. LONGWORTH
NOTARY PUBLIC
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 6-18-2023

AFFIDAVIT OF CONSIDERATION

I hereby swear or affirm that this conveyance is exempt from the recordation tax pursuant to Tennessee Code Annotated § 67-4-409(a)(3)(A) in that it is a transfer from one spouse to both spouses to create a tenancy by the entirety.

Affiant

Sworn to and subscribed before me this the 3 day of February, 2020.

NOTARY PUBLIC

My Commission Expires: 6-18-2023

