WARRANTY DEED

Karen Johnson Davidson County
Batch# 1293081 DEEDWARR
07/02/2025 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,010.10
20250702-0052382

Valuation Affidavit: I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$273,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Edward Lee Capps
Affiant

Subscribed and sworn to before me this June 30, 2025.

Notary Public

Comm. Exp: 05/07/2029

ANGELA CATHO
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

This Instrument Was Prepared By:

TLC CLOSING

West Tennessee
902 S. Cooper St.
Memphis, TN 38104
(901) 545-5225

East Tennessee
2701 Kingston Pike
Knoxville, TN 37919
(865) 637-3531

Manchester
532 Hillsboro Blvd.
Manchester, TN 37355

Murfreesboro
108 N Spring Street
Murfreesboro, TN 37130
(615) 234-3476

Tullahoma
2104 N Jackson St
Tullahoma, TN 37388

Owner Name and Address:	Property Address:	Send Tax Bills To:
Jeffrey Broyles & Ruth Broyles 133 Pepper Ridge Cir. Antioch, TN 37013-2855	133 Pepper Ridge Cir. Antioch, TN 37013-2855	New Owner

Tax Parcel ID Number: 149-05-0A-133.00-CO

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Edward Lee Capps, a single person** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **Jeffrey Broyles and Ruth Broyles** ("Grantee") the following described property being situated in Davisdon County, Tennessee, to wit:

> Unit No. 133, Phase Five, Pepper Ridge Condominiums, as shown on plat of record in Plat Book 8250, Page 122, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Edward Lee Capps by Executor Quit Claim Deed of record at Instrument No. 20240307-0015980, dated 02/21/2024 and recorded 03/07/2024, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants

that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective June ~~30~~ 26th, 2025.

Edward Lee Capps

Edward Lee Capps

STATE OF TENNESSEE
COUNTY OF DAVISDON

On this 26th day of June, 2025, before me personally appeared Edward Lee Capps, to me known (or proved on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 26th day of June, 2025.

Notary Public

My Commission Expires: 05/07/2029

(SEAL)

ANGELA CALHOUN
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Return To:
Foundation Title and Escrow
517 Cason Ln Suite G
Murfreesboro, TN 37128

Certificate of Authenticity

I, Amanda Maynor, 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

June 26, 2025.

Date

Affiant Signature

July 2, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **2** day of **July**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON