THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Batch # 1332243 10/09/2025 10 20 09 AM Fees $13 00 Taxes $2,051 65 20251009-0080693 Davidson County DEEDWARR 2 pgs	STATE OF Tennessee) COUNTY OF Sumner) The actual consideration or value, whichever is greater, for this transfer is: $554,500.00 Brandon John Mills Affiant Subscribed and sworn to before me, this 7th day of October 2025. Katie Lee Rice Notary Public My Commission Expires: 7/24/29 KATIE LEE RICE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY

WARRANTY DEED

Address New Owner: James Peerce and Leah Peerce 1510 Demonbreun Street #1012, Nashville, TN 37203	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 093-09-0A-072-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSICA L. BROADDUS, UNMARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JAMES PEERCE AND LEAH PEERCE, HUSBAND AND WIFE** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1012, together with the appurtenant interest in the common elements of The Rhythm at Music Row, a horizontal property regime established by Master Deed, of record in Instrument No. 20070725-0088390, amended in Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187 and Instrument No.20090625-0059073, Instrument No. 20110324-0022950 and Instrument No. 20110906- 0068936, Register' s Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed, as amended.

Being the same property conveyed to Jessica L. Broaddus by Deed dated August 5, 2022 from Kenneth William Hom and Amy Marie Hom, Husband and Wife and Rhoneil Bragasin and William D. Snodgrass, a married couple, recorded August 9, 2022, in Instrument Number 202208090090619, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **1510 Demonbreun Street #1012, Nashville, TN 37203**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of October, 2025.

JESSICA L. BROADDUS

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JESSICA L. BROADDUS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7th day of October, 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____