RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-33570-25

Karen Johnson Davidson County
Batch# 1332266 DEEDWARR
10/09/2025 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20251009-0080729

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Amy Nelson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2025.

NOTARY PUBLIC

My commission expires: _____

KAREN E. TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-21-2028

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. & Mr.s Leland Broyles 111 Pepper Ridge Circle Antioch, TN 37013	Same address as new owner	149-05-0A-111-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTY FIVE THOUSAND AND 00/100 Dollars ($285,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JEFFERY A. SEITZ AND WIFE, JUDITH SEITZ**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LELAND TOBIAS BROYLES AND WIFE, MARILYN ANN BROYLES**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Lying and being in Davidson County, Tennessee, and being Unit No. 111 on the Plan of Phase I, Pepper Ridge Condominiums, of record in Book 6900, page 526, and as described in Master Deed of record in Book 7466, page 248, amended in Book 8672, page 17 (re-recorded in Book 8856, page 867), and in Instrument #20140307-0019460, Bylaws of record in Book 11634, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Judith Seitz and husband, Jeffrey A. Seitz, from Judith Seitz by Quitclaim Deed dated February 3, 2020 and recorded February 19, 2020 in Instrument #20200219-0018183, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

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

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 8th day of October, 2025

GRANTOR(S)

Jeffery A. Seitz

Judith Seitz

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, Jeffery A. Seitz and Judith Seitz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 8th day of October, 2025.

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

Jason C. Nguyen
Printed Notary Name

My commission expires: 5/14/29

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

October 8, 2025.

Date

Affiant Signature

October 9, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of **October**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON