WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF January 2026.

Notary Public
MY COMMISSION EXPIRES: 3/12/29

LARRY WESTBROOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1372977 DEEDWARR
01/23/2026 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20260123-0005852

File #25-TC-5139-O

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Emilie Roper and Jonathan Roper	PNC Bank, N.A.	
(NAME)	(NAME)	
5139 Ashley Drive	3232 Newmark Drive	**161 06 0 056.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Miamisburg, OH 45342	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JULIA T. LEO, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

EMILIE ROPER, AND JONATHAN ROPER, WIFE AND HUSBAND,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 108 on the plan of SECTION ONE, HUNTINGTON PARK, of record in Plat Book 4175, Page 10, Register's Office for said County.

Said Lot No. 108 fronts 70.00 feet on the Southwesterly margin of Ashley Drive and extends back 150.00 feet on the Northwesterly line and 150.00 feet on the Southeasterly line to a dead line in the rear, measuring 90.2 feet thereon.

Being the same property conveyed to John A. Leo and wife, Julia T. Leo, by Warranty Deed from Jack M. Rogan and wife, Freda H. Rogan, of record in Book 5733, Page 844, in the Register's Office of Davidson County, Tennessee, dated April 07, 1981, and recorded on April 16, 1981. The said John A. Leo died on December 06, 2021, leaving Julia T. Leo as sole surviving tenant by the entirety.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, HUNTINGTON PARK, as recorded in Plat Book 4175, Page(s) 10.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4225, Page 778.
* Driveway Agreement as set forth in instrument recorded in Book 4348, Page 858.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 5139 Ashley Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 21st day of January, 2026.

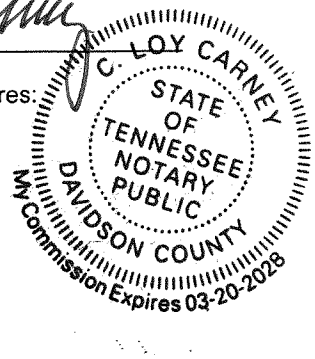
Julia T. Leo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of January, 2026, before me personally appeared Julia T. Leo, to me known 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's (or persons') free act and deed.

Witness my hand, at office, this 21st day of January, 2026.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Larry N. Westbrook, 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 January 21, 2025.

Signature – Larry N. Westbrook

Date: January 22, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22nd day of January, 2026.

Notary Public

My Commission Expires: 9/6/2027

