Karen Johnson Davidson County
Batch# 1440461 DEEDWARR
06/30/2026 09:51:30 AM 4 pgs
Fees: $23.00 Taxes: $3,052.50
20260630-0058926

Name and Address of New Owner:
John Patrick Lesko and Deborah Bauer-Brooks
5442 North River Shore Drive
Tampa, FL 33603

Send Tax Bills To:
City National Bank, a National Banking Association
350 South Grand Avenue, 12th Floor
Los Angeles, CA 90071

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 118-09-0-223.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ritchie F. Purcell, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **JOHN LESKO AND DEBORAH BAUER-BROOKS, HUSBAND AND WIFE,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Woodmont Boulevard Section of Marengo Park of record in Plat Book 1130, Page 2, in the Register's Office for Davidson County Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 28 fronts 75 feet on the Southeasterly side of Gen W. B. Bates Drive and runs back between Parallel Lines 165 feet to a dead line.

Being the same property conveyed to Elizabeth M. Barrett by Warranty Deed from Margaret M. Barrett of record in Book 4462, Page 945, Register's Office for Davidson County, Tennessee, dated November 11, 1970 and recorded on November 27, 1970.

Being the same property conveyed to Frank S. King, Jr., Trustee, by Quitclaim Deed from Elizabeth M. Barrett of record in Book 5055, Page 79, Register's Office for Davidson County, Tennessee, dated August 8, 1976 and recorded on August 9, 1976 and within the same deed the said Frank S. King, Jr., Trustee, conveyed his interest in the subject property to Elizabeth M. Barrett and Margaret M. Barrett. Margaret M. Barrett having since died on August 4, 1994, leaving property vested in Elizabeth M. Barrett by Will filed of record as No. 94P-1484 in the Probate Court for Davidson County, Tennessee.

Being the same property conveyed to Michael A. Purcell and wife, Ritchie F. Purcell, by Quitclaim Deed from Elizabeth M. Barrett, unmarried, of record in Instrument No. 20030811-0113997, Register's Office for Davidson County, Tennessee, dated August 4, 2003 and recorded on August 11, 2003. Michael Purcell having since died on October 11, 2024, leaving Ritchie F. Purcell as the surviving tenant by the entirety.

Being improved property known as 3508 General Bate Drive, Nashville, Tennessee 37204.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS

OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenant that she is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of June, 2026.

Ritchie F. Purcell (SEAL)
Ritchie F. Purcell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ritchie F. Purcell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of June, 2026.

Cheryl Blay
Notary Public
My commission expires: September 05, 2028

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $825,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
26th day of June, 2026.

Notary Public
My commission expires: 5/12/30



File No. GNT-26-4679

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 6/26/26.

Affiant Signature

6/26/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 26 day of June, 2026.

Notary Signature

My Commission Expires: 5/12/30

