| | |
|---|---|
| **THIS INSTRUMENT WAS PREPARED BY**<br><br>Bankers Title & Escrow Corporation<br>3310 West End Avenue<br>Nashville, TN 37203<br>P26-9724-WE | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 990,000.00.<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2026.<br><br>Notary Public<br><br>MY COMMISSION EXPIRES: 11-8-27<br><br>(AFFIX SEAL) |

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Bruce S. Leskanic and Barbara M. Leskanic** | owners | |
| 1108 Sigler Street | | 093-13-2B-009.00-CO |
| Nashville, TN 37203 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Darren Campbell and Nancy E. Campbell, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bruce S. Leskanic and Barbara M. Leskanic, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 7, as established in Declaration of Covenants, Conditions and Restrictions for Maverick Row, a Horizontal Property Regime with Private Elements of record at Instrument No. 20171207-0125206, amended at Instrument Nos. 20180118-0005412 and 20190627-0062170, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "A-1" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Darren Campbell and Nancy E. Campbell, husband and wife by Warranty Deed from Maverick Sigler, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20200114-0004795 Register's Office for Davidson County, Tennessee, dated January 13, 2020 and recorded on January 14, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1108 Sigler Street, Nashville, TN 37203**

Karen Johnson Davidson County
Batch# 1440659 DEEDWARR
06/30/2026 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $3,663.00
20260630-0059176

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 29th day of June, 2026.

Darren Campbell by R. L. Moore, his attorney-in-fact

Nancy E. Campbell by R. L. Moore, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **R. L. Moore,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Darren Campbell and Nancy E. Campbell,** as their Attorney in Fact, as the free act and deed of the within named **Darren Campbell and Nancy E. Campbell.**

Witness my hand and official seal this the 29th day of June, 2026.

My Commission expires 11-8-27

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Nancy Enoch, 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 6/29/2026 (date of document).

Nancy Enoch
Affiant Signature

6/29/2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2028

NOTARY'S SEAL

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028