WARRANTY DEED

Karen Johnson Davidson County
Batch # 1476574 DEEDWARR
09/23/2026 10:05:46 AM 2 pgs
Fees: $13.00 Taxes: $2,756.50

20260923-0088146

File #26-DW-5516-O

(SEAL)

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $745,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September, 2026.

Notary Public
MY COMMISSION EXPIRES: 7-7-2027

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)
Terrence Leonard and Karen Leonard	Northpointe Bank	
(NAME)	(NAME)	
5516 Nevil Point	5303 28th Street CT SE	**171 04 0A 076.00 CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Grand Rapids, MI 49546	
(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,

HELEN F. MILES, SURVIVING TRUSTEE OF THE BECKA FAMILY TRUST, ESTABLISHED FEBRUARY 23, 2009,

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

KAREN LEONARD AND TERRENCE LEONARD, 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. 66, on the Plan of REVISION ONE SECTION TWO BROWNSTONE as shown on plat of record in Plan Book 9700, Pages 942 and 943, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kevin W. Becka and Helen F. Miles, husband and wife, by Special Warranty Deed from Brookfield Relocation Inc., a Colorado Corporation, of record in Instrument No. 20130531-0055114, in the Register's Office of Davidson County, Tennessee, dated May 03, 2013 and recorded on May 31, 2013.

Being the same property conveyed to Kevin William Becka and Helen F. Miles, as Co-Trustees of The Becka Family Trust, established February 23, 2009, by Tennessee Quit Claim Deed from Kevin W. Becka (also known as Kevin William Becka, one and the same person) and Helen F. Miles, husband and wife, of record in Instrument No. 20131001-0102579, in the Register's Office of Davidson County, Tennessee, dated August 12, 2013 and recorded on October 01, 2013. Kevin Becka having since passed on or about May 19, 2019 leaving Helen F. Miles as the Surviving Trustee.

Reference is made to Certificate of Trust recorded simultaneously herewith in Instrument No. 20260923-0088145, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISION ONE SECTION TWO BROWNSTONE R40 RESIDENTIAL P.U.D., as recorded in Plat Book 9700, Page(s) 942.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY BROWNSTONE R40 RESIDENTIAL P.U.D., as recorded in Plat Book 9700, Page 455.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO BROWNSTONE R40 RESIDENTIAL P.U.D., as recorded in Plat Book 9700, Page 791.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 10658, Page 952, as amended in Instrument No. 20010118-0005696.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 11276, Page 618.

* Stormwater Detention Agreement as set forth in instrument recorded in Book 10951, Page 689.
* Rules and Regulations recorded in Instrument No. 20221220-0131585.
* Charter for Brownstone Homeowners Association, Inc. recorded as Book 10659, Page 15.
* Common Open Space Deed recorded as Instrument No. 20010719-0076872.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **5516 Nevil Point, Brentwood, TN 37027**.

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 ~~22nd~~ 21 day of September, 2026.

The Becka Family Trust, established February 23, 2009

By: Helen F. Miles, Surviving Trustee
Helen F. Miles, Surviving Trustee

STATE OF ~~TENNESSEE~~ WASHINGTON
COUNTY OF ~~DAVIDSON~~ CLALLAM

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Helen F. Miles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Surviving Trustee of the Becka Family Trust, the within named bargainor, a Trust, and that she as such Surviving Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Surviving Trustee.

Witness my hand, at office, this 21 LS 22nd day of September, 2026.

Linda Singer
Notary Signature
My commission expires: 10/1/2028

LINDA SINGER
Notary Public
State of Washington
Commission # 20117438
My Comm. Expires Oct 1, 2028