WARRANTY DEED

File #2026041583

Karen Johnson
Batch # 1419976
05/13/2026 02:53:09 PM
Fees: $13.00 Taxes: $883.19

Davidson County
DEEDWARR
2 pgs

20260513-0043212

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/8/28
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-8-2028

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caprese Lindemyer	new owner	135-12-0A-048.00-CO
(NAME) 2095 Nashboro Blvd	(NAME)	
(ADDRESS) Nashville TN 37217	(ADDRESS)	
(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, I/WE, **Elizabeth K. Darnell, a single woman** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caprese Lindemyer, married** 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:

All that tract or parcel of land lying and being in the Davidson County, Tennessee Said interest being Unit 2095 of Nashboro Village Twelve (12) Condominium, as shown on Master Plot Plan for Nashboro Village Twelve (12) Condominium, Prepared by Miller, Wihry & Lee, Inc., Landscape Architects & Engineers, dated November 1, 1973, and recorded in Plat Book 4675, page 121, Register's Office for Davidson County, Tennessee; together with all right; title and interest relating to said Unit as prescribed and set forth in the Master Deed for Nashboro Village Twelve (12) Condominium, Recorded in Deed Book 4827, page 30, aforesaid recorded. on June 20, 1974, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof.

Being the same property conveyed to William F. Darnell and wife, Elizabeth K. Darnell by Warranty Deed from Gene Higdon and wife, Bell A Higdon of record in Book 6346, Page 633, Register's Office for Davidson County, Tennessee, dated July 06, 1984 and recorded on July 26, 1984.

The said William F Darnell having since died on 12/12/2005, leaving Elizabeth K Darnell as sole tenant by the entirety.

This conveyance is subject to: Any County and/or City taxes unavailable for verification, along with any penalties, interest, and/or court costs.; Subject to all matters shown on the Plan of record in Plat Book 4675, Page 121, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 30, amended in Book 6153, Page 252 and Instrument No. 20090603-0051209, Register's Office for Davidson County, Tennessee, By-Laws of Nashboro Village Twelve Condominium Association of record in Book 4827, Page 47, Register's Office for Davidson, County, Tennessee.; Charter for Nashboro Village Twelve Condominium Association of record in Book 4828, Page 829 and 834, in the Register's Office for Davidson County, Tennessee.; Easement to NES of record in Book 4821, Page 109, in the Register's Office for Davidson County, Tennessee.; Overhead line easement of record in Book 4815, Page 425, in the Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 14, amended in Book 5469, Page 840 and Book 7751, Page 907, Register's Office for Davidson County, Tennessee, Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.; Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.; Subject to rights of others in and to the common areas and/or elements.; .

unimproved ☐
This is improved ☒ property, known as **2095 Nashboro Blvd, Nashville,TN,37217**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 8 day of May, 2026.

Elizabeth K. Darnell

Elizabeth K. Darnell

STATE OF TENNESSEE
COUNTY OF KNOX

Before me, the undersigned Notary Public, personally appeared Elizabeth K Darnell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 8 day of May, 2026.

Commission expires: 03/08/2028

Jasmine Wells

Notary Public

JASMINE WELLS
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro TN 37128

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-26-2095