Karen Johnson Davidson County
Batch# 1424017 DEEDWARR
05/21/2026 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20260521-0046624

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 265,000.00.

Affiant

Subscribed and Sworn before me this 21st day of May , 2026.

Notary Public
My commission expires: 1/22/30

ANGELA LYLES TENNESSEE NOTARY PUBLIC My Comm Exp. 01/22/2030 COUNTY OF RUTHERFORD

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
MARE, LLC 836 North Thompson Lane, Ste 2B Murfreesboro, TN 37129	New Owner	135-16-0A-066.00 CO

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, **Janice B. Darnell**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **MARE, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 123, on the Plan of Subdivision for Tracts 8, 9, and 10 of Nashboro Village, of record in Plat Book 5200, Pages 186-189, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Shelly L. Steel and Frederick T. Steel, as tenants in common with the right of survivorship by deed from Steve W. Rogers, unmarried, of record in Book 8188, Page 597, Register's Office for said County.

Further, being the same property conveyed to Janice B. Darnell by Warranty Deed from Shelly L. Steel, unmarried, and Frederikc T. Steel, married, dated October 20, 1999, and recorded October 26, 1999, of record in Book 11718, Page 169, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 4827, Page 14; Book 5465, Page 561; Book 5588, Page 429; and Book 4827, Page 14, said Register's Office.
This conveyance is subject to any and all existing restrictions and easements of record.

This is [ ] improved [ ] unimproved property known as 2601 Somerset Drive, Nashville, TN 37217 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

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

GRANTOR COVENANTS THAT it 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 21st day of May , 2026.

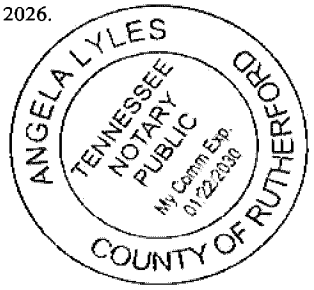
Janice B Darnell
Janice B. Darnell

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 21st day of May, 2026, before me personally appeared Janice B. Darnell, 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 May, 2026.

Notary Signature
My commission expires: 1/22/30



Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **05/21/2026** (date of document).

Jami K Averwater

Affiant Signature

05/21/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **21st** day of **May**, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

