Karen Johnson Davidson County
Batch# 1480299 DEEDWARR
10/02/2026 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20261002-0090990

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
117 Saundersville Road, Ste. 201
Hendersonville, TN 37075

RECORD AND RETURN TO
Harpeth Escrow, LLC
117 Saundersville Road
Ste 201
Hendersonville, TN 37075

LINZY B LEHN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$290,000.00**.

Affiant

Subscribed and sworn to before me, this 25th day of September, 2026.

Notary Public
My commission expires: 5/19/2026

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nancy Dones **2030 Nashboro Boulevard** **Nashville, TN 37217**	**CrossCountry Mortgage, LLC** **2160 Superior Avenue** **Cleveland, OH 44114**	**135-12-0B-065.00-CO** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Lynn E. Doerschuk and Barbara R. Doerschuk, husband and wife**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Nancy Dones, an unmarried woman**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, Being Unit and Lot No. 65, as shown on a plan entitled "Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 7", of record in Plat book 11700, pages 49 and 50, Register's Office for Davidson County, Tennessee, which plan is hereby referenced for a more complete and accurate description.

Being the same property conveyed to Lynn E. Doerschuk and Barbara R. Doerschuk, husband and wife by Warranty Deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes of record in Instrument No. 20011210-0135838 Register's Office for Davidson County, Tennessee, dated December 04, 2001 and recorded on December 10, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **2030 Nashboro Boulevard, Nashville, TN 37217**.

HE-2026-401

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 in 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 my/our hand(s) this 25 **day of September, 2026.**

Lynn E. Doerschuk

Barbara R. Doerschuk

STATE OF Illinois

COUNTY OF DuPage

On this 25 **day of September, 2026, before me personally appeared Lynn E Doerschuk and Barbara R. Doerschuk, 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 25 **day of September, 2026.**

Notary Signature
My commission expires: 08-08-2027

Official Seal
TAJI CLARK
Notary Public, State of Illinois
Commission No. 897913
My Commission Expires August 8, 2027

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 09/25/2026 **(date of document)**.

Affiant Signature

10/01/2026

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 1st day of October, 2026.

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029