Karen Johnson Davidson County
Batch# 189603 DEEDQC
01/30/2019 09:27:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190130-0008791

This instrument prepared by:
Martha Brooke Perry, Attorney
BALTHROP, PERRY, & NOE, PLLC
102 Boyd Street, PO Box 82
Ashland City, TN 37015

Ronda Read Taylor

TO: Ronda Read Taylor (life estate)
William Dallas Taylor, Jr. (owner)
347 Deer Lake Dr
Nashville, TN 37221

MAP & PARCEL: 142-03-0-A-347.00

SEND TAX BILLS TO: SAME

QUITCLAIM DEED

For no monetary consideration but in consideration of the love and affection which I have for my son, I, Ronda Read Taylor, Grantor herein; do hereby quitclaim and convey unto William Dallas Taylor, Jr., Grantee herein, his heirs and assigns, all my right, title and interest, subject to a life estate I hereby reserve for myself, to the following described property:

Land in Davidson County, Tennessee

Unit 347 in Deer Lake Retirement Community, a horizontal property regime, as shown on the Plat of Deer Lake Retirement Community recorded in Book 5050, Pages 28 and 29, and as amended in Book 5050, Pages 62 and 63, and in Book 5215, page 207, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5097, Pages 529 though 539 and in Bylaws of Deer Lake Retirement Association, Inc., of record in Book 7556, Page 354 in the Register's Office of Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartment owners and tenants of Deer Lake Retirement Community contained in the aforesaid Master Deed and Bylaws are incorporated in this deed by reference and made a part hereof the same as though copied herein verbatim.

SUBJECT TO all of the covenants, terms, provisions and conditions set forth in the aforesaid documents including but not limited to the obligation to pay monthly assessments for the maintenance and operation of Deer Lake Retirement Community in accordance with the Master Deed and Bylaws; and

SUBJECT TO restrictions on the right to transfer ownership of the above described apartment unit or to lease said unit as set out in the Master Deed and Bylaws.

Being the same property conveyed to Ronda Read Taylor by deed from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, of record at Instrument No. 20170608-0057483, Register's Office of Davidson County, Tennessee.

This is improved property known as 347 Deer Lake Drive, Nashville, TN 37221 and this is the same description as the prior deed of record.

This conveyance is made subject to such encumbrances, limitations and restrictions as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this the 25 day of January, 2019.

Ronda Read Taylor
RONDA READ TAYLOR

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, RONDA READ TAYLOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office this the 25 day of January, 2019.

Cyndi Reeder
NOTARY PUBLIC

My commission expires: 9/29/20

CYNDI REEDER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

William D Taylor
Affiant

SWORN to and subscribed before me
this the 29th day of Jan, 2019.

NOTARY PUBLIC

My commission expires: 4-19-2021

THOMAS WELCH PHY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THIS INSTRUMENT, AND THUS NO LIABILITY IS ASSUMED BY THE PREPARER FOR THE STATUS OF TITLE.