Karen Johnson Davidson County
Batch# 339173 DEEDQC
01/07/2020 08:30:07 AM 3 pgs
Fees: $22.00 Taxes: $0.00

20200107-0001862

JAMES D. JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $-0-.

James P Guenther
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23 DAY OF DECEMBER, 2019.

Jim D. Jordan
NOTARY PUBLIC

My Commission expires: 11-03-2020

THIS INSTRUMENT PREPARED BY

J. Terry Price of Guenther Jordan & Price 1150 Vanderbilt Plaza 2100 West End Avenue, Nashville, Tennessee 37203
NAME ADDRESS

& ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	NAME
Frances Henry Sylvester	SAME	MAP: 142-03-0-A PARCEL: 314.00
(NAME)		
314 Deer Lake Drive		
(ADDRESS)		
Nashville, Tennessee 37221		
(CITY) (STATE) (ZIP)		

Quitclaim Deed

For and in Consideration of the sum of one dollar cash in hand paid, and for the purpose of creating a tenancy in common with a right of survivorship, I, Frances Henry Sylvester, by these presents do remise, release and QUITCLAIM unto James P. Guenther, TRUSTEE, his successors and assigns, all of our right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Unit No. 314 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 5270, Page 95, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5097, Pages 529 through 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. Permission was requested and received from the President of Deer Lake Retirement Association, Inc. for the transfer of ownership of the above described unit in this specific conveyance.

Being the same property conveyed to Frances Henry Sylvester, unmarried, by Warranty Deed from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, of record as Instrument Number 20020930-0118341, Register's Office for Davidson County, Tennessee. The property description used in this conveyance was taken verbatim from the previous conveyance of this property as referenced above.

This is improved property, known as 314 Deer Lake Drive, Nashville, Tennessee 37221.

And now, I, James P. Guenther, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and QUITCLAIM unto Frances Henry Sylvester, unmarried, and her daughter, Suzanne S. Wilson, as tenants in common with a right of survivorship, their heirs and assigns, all of my right, title and interest in the same property herein above described and set forth, to which reference is hereby made.

In Witness Whereof, we have hereunto set our hands this 5th day of April, 2011.

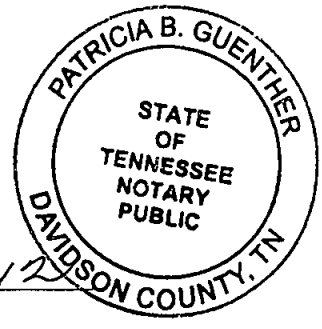
Frances Henry Sylvester
FRANCES HENRY SYLVESTER

James P Guenther
JAMES P. GUENTHER, TRUSTEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Frances Henry Sylvester, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of April, 2011.



Patricia B. Guenther
Notary Public

My Commission expires: 1/9/2012

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James P. Guenther, TRUSTEE, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he, as TRUSTEE, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of April, 2011.

Patricia B. Guenther
Notary Public

My Commission expires: 1/9/2012

