This Instrument Prepared By:

Isham B. Bradley
Attorney at Law
903 Park Lane
Nashville TN 37221

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00.

Wilma D. Gupton
AFFIANT

Subscribed and sworn to before me this 17th day of January, 2020.

ISHAM B. BRADLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My commission expires: 2022

Karen Johnson Davidson County
Batch# 345129 DEEDQC
01/17/2020 12:11:54 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200117-0006408

Address New Owner as Follows:	Send Tax Bills To:	Map- Parcel Numbers
Wilma D. Gupton	SAME	142-03-0-A
437 Deer Lake Drive		
Nashville TN 37221	_____	437.00
___		_____

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Wilma D. Gupton, a widow, Thomas D. Gupton having predeceased her, for and in consideration of the sum of One and No/100 Dollars ($1.00), cash in hand paid, the receipt of which is hereby acknowledged , has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Vivian Darlene Wiggers, John Phillip Segrest and Debra Denise Singleton , their heirs, successors, and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, except Wilma D. Gupton reserves a life estate in the property described as follows:

Unit No. 437 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 5483, page 399, 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 inthe aforesaid Master Deed and Bylaws are incorporated inthis 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 aparanent unit or to leasesaid unit asset out in the Master Deed and Bylaws.

Being the same property conveyed to Deer Lake Retirement Association, Inc. by Warranty Deed from William Van Parrish, Executor of the Estate of Sarah Elizabeth Old of record as Instrument number 20011129-0131120, Register's Office for Davidson County, Tennessee.

This is improved propeny, known as 437 Deer Lake Drive, Nashville, Tennessee 37221.

Being the same property conveyed to Thomas D. Gupton and Wilma D. Gupton by deed from William Van Parrish, Executor of the Estate of Sarah Elizabeth Old , of record in Instrument No. 20020125-0010610, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 17th day of January, 2020.

Wilma D. Gupton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wilma D. Gupton, the 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 and official seal at Nashville, Tennessee, this 17th day of January, 2020.

SAM B. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires 6/26/22