Map: 142-03-0-A
Parcel: 433.00

WARRANTY DEED

ADDRESS OF NEW OWNER
Deer Lake Retirement Association, Inc.
P. O. Box 682789
Franklin, Tennessee 37068

SEND TAX BILLS TO:

SAME

Karen Johnson Davidson County
Batch# 720263 DEEDWARR
09/20/2021 03:11:52 PM 3 pgs
Fees: $18.00 Taxes: $473.60
20210920-0126240

This Instrument Prepared By:
J. Terry Price
Guenther, Jordan & Price, P. C.
P. O. Box 696
101 5th Avenue West, Suite 102
Springfield, Tennessee 37172-0696

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $128,000.00.

Affiant

Subscribed and sworn to before me this 16th day of September, 2021.

Notary Public

My Commission Expires: September 24, 2024

J. TERRY PRICE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON

For and in Consideration of the sum of ONE HUNDRED AND TWENTY-EIGHT THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Sandra Holt, also known as Sandra G. Holt, as the only child and sole heir at law of Margaret S. Gossett, also known as Margaret Sue Crisswell Gossett, have bargained and sold, and by these presents do transfer and convey to Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, its successors and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

Unit No. 433 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 5589, Page 946, 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, 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, Bylaws and the Rules and Regulations adopted pursuant to the Bylaws are incorporated in this deed by reference and made a part hereof the same as though copied herein verbatim. The purchasers by acceptance hereof expressly assume and agree to be bound by and comply with 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. The purchasers further specifically

acknowledge that their right to transfer ownership of the above described apartment unit or to lease said unit is subject to certain options and restrictions contained in the Master Deed and Bylaws.

Being the same property conveyed to Ernest C. Gossett and Margaret S. Gossett, as joint tenants with right of survivorship, by deed from Deer Lake Retirement Association, Inc., a Tennessee Nonprofit Corporation, of record in Instrument No. 20051026-0129083, dated October 24, 2005, said Register's Office. Ernest C. Gossett having since died on or about Janaury 7, 2012 leaving Margaret Sue Crisswell Gossett, as surving tenant by the Entirety. Margaret S. Gossett having died testate on or about March 10, 2021, leaving, daughter, Sandra Holt as her only heir-at-law and the sole beneficiary under the Last Will and Testament of Margaret S. Gossett. There was no reason to probate the Will of Margaret S. Gossett. For further reference see Affidavits of Heirship recorded contemporaneously with this deed in said Register's Office.* Margaret S. Gossett and Margaret Sue Crisswell Gossett are one in the same person and is the former grantee of this property and the decedent referenced above. * 20210920-0126238 and 20210920-0126239

There were and are no debts or claims against the estate of Margaret S. Gossett which are or would be payable from the real property described above, whether or not such claims have been filed in the court of Davidson County, Tennessee. There were and are no federal, state, or local taxes, including death taxes on the estate of Margaret S. Gossett which constitute a claim or lien against the property described above. There were and are no Tennessee inheritance taxes due by reason of the death of Margaret S. Gossett which are payable from the real property described above. A release from the Tennessee Division of TennCare was obtained for Margaret S. Gossett and her estate.

This is improved property, known as 433 Deer Lake Drive, Nashville, Tennessee 37221.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Deer Lake Retirement Association, Inc., its successors and assigns, forever.

I, Sandra Holt, represent to Deer Lake Retirement Association, Inc., that I am lawfully seized and possessed of the above described land in fee simple; have a good right to convey it, and the same is unencumbered, except as described herein.

I, Sandra Holt, represent to Deer Lake Retirement Association, Inc., that since the death of my father, Ernest C. Gossett, the property has never been used as marital property and that no marital rights of any kind have attached to this property.

I, Sandra Holt, bind myself, my successors, assigns, heirs and representatives, to warrant and forever defend the title to the above described land to Deer Lake Retirement Association, Inc., its successors and assigns, against the lawful claims of all persons.

Witness this 16th day of September, 2021.

Sandra Holt

Sandra Holt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Terry Price, a Notary Public in and for the above County and State, the within named Sandra Holt, 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 stated above.

Witness my hand and official seal at Nashville, Tennessee this 16th day of September, 2021.

NOTARY PUBLIC

J. TERRY PRICE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

My Commission Expires: September 24, 2024