Map: 142-03-0-A
Parcel: 387.00

WARRANTY DEED

Karen Johnson Davidson County
Batch# 855466 DEEDWARR
05/13/2022 11:10:17 AM 2 pgs
Fees: $13.00 Taxes: $281.20
20220513-0055399

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

SEND TAX BILLS TO:

SAME

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $76,000.00.

ROBERT D. SMITH NOTARY PUBLIC ALABAMA STATE AT LARGE

Janice D. Evans
Affiant

Subscribed and sworn to before me this 28 day of APRIL, 2022.

Notary Public

My Commission Expires: 04/03/2025

Robert D. Smith
Notary Public, Alabama State At Large
My Commission Expires April 3, 2025

For and in Consideration of the sum of SEVENTY-SIX THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Janice D. Evans, unmarried, 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. 387 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 949, 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 J. LUCILLE DORRIS, UNMARRIED, by deed from BENNIE CROWE, MARRIED, of record in Instrument No. 20140129-0007937, dated January 24, 2014, said Register's Office. The said J. Lucille Dorris having since died intestate on or about September 3, 2020 leaving said property to her sole heir at law who is Janice D. Evans, the Grantor in this conveyance. For further reference see Affidavit of Heirship recorded contemporaneously with this deed, said Register's Office.

This is improved property, known as 387 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, Janice D. Evans, do 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, Janice D. Evans, do represent and affirm that I have not used this property as a residence, nor has it been used as marital property and that no marital rights of any kind have attached to this property.

I, Janice D. Evans, do 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 28 day of April, 2022.

Janice D. Evans

STATE OF ALABAMA)
COUNTY OF Baldwin)

Personally appeared before me, Robert D Smith, a Notary Public in and for the above County and State, the within named Janice D. Evans, 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 Daphne, Alabama, this 28 day of April, 2022.

NOTARY PUBLIC

ROBERT D. SMITH NOTARY PUBLIC ALABAMA STATE AT LARGE

My Commission Expires: 04/03/2025

Robert D. Smith
Notary Public, Alabama State At Large
My Commission Expires April 3, 2025