This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 5-16995-RL

Karen Johnson Davidson County
Batch# 874986 DEEDQC
06/21/2022 02:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220621-0070567

This instrument was prepared from information supplied by the parties. Momentum Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

RONETTA SUE LAMBERT NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Subscribed and sworn to before me, this the 7th day of JUNE, 2022.

Notary Public
My Commission Expires: 10/23/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
BETTY JOAN ROEHL SHARON VANDERPOOL 306 DEER LAKE DRIVE NASHVILLE, TN 37221	New Owner	142-03-0-A

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we,

BETTY JOAN ROEHL, UNMARRIED ("Grantor") do/does hereby quitclaim and convey unto

BETTY JOAN ROEHL, AN UNMARRIED WOMAN, AND SHARON VANDERPOOL, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP ("Grantee"), their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Unit No. 306 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 5242, Page 872, 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.

Being the same property conveyed to Betty Joan Roehl, by deed from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, of record as Instrument No. 20140505-0038099, dated and recorded May 5, 2014, Davidson County, Tennessee Register's Office.

Being the same property conveyed to Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, by deed from Janice Nowell West, Executrix of the Estate of Mary M. Nowell, of record as Instrument No. 20130909-0094938, dated September 4, 2013, said Register's Office.

This is improved property located at: **306 Deer Lake Drive, Nashville, TN 37221**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of June, 2022.

GRANTOR:

Betty Joan Roehl

Betty Joan Roehl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Betty Joan Roehl, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of June, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Certificate of Authenticity

I, **HADLEY ROPER**, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 7th, 22.

Hadley Roper
Affiant Signature

06/10/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 06/10/22.

Notary's Signature

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: **10/23/2023**

Notary's Seal