Karen Johnson Davidson County
Batch# 908585 DEEDQC
08/26/2022 10:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220826-0096486

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Deanne C. Jones Affiant Subscribed and sworn to before me this 24th day of August, 2022. Notary Public My Commission Expires:

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills To:	Map-Parcel Number:
Deanne C. Jones and/or Kari L. Jones, Trustees 430 Deer Lake Drive Nashville, Tennessee 37221	SAME	142 03 0A 430.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Deanne C. Jones**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a

revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Deanne C. Jones and/or Kari L. Jones, Trustees of the Deanne C. Jones Living Trust, established by the Revocable Trust Agreement of Deanne C. Jones dated August 24, 2022**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 24th day of August, 2022.

Deanne C. Jones

Deanne C. Jones

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 Deanne C. Jones, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 24th day of August, 2022.

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Unit No. 430 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 5521, page 853, 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.

Being the same property conveyed to Deanne C. Jones by deed from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, of record as Instrument No. 20170221-0017255, Register's Office for Davidson County, Tennessee.

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.

This is improved property known as 430 Deer Lake Drive, Nashville, Tennessee 37221.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or 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 August 24, 2022.

August 24, 2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24th day of August, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024