Map: 142-03-0-A
Parcel: 323.00

WARRANTY DEED

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

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

SEND TAX BILLS TO:

SAME

Karen Johnson Davidson County
Batch# 987432 **DEEDWARR**
04/03/2023 08 50 18 AM 2 pgs
Fees $13 00 Taxes $710 40

20230403-0023692

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $192,000.00.

Affiant

Subscribed and sworn to before me this 30 day of March, 2023.

Notary Public

My Commission Expires: April 4, 2024

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

For and in Consideration of the sum of ONE HUNDRED AND NINETY-TWO THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We, Helen W. Baldwin, unmarried, and children, Sharon K. Forte, and Fred J. Cox, 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:

> A certain condominium unit in Davidson County, Tennessee, being Unit No. 323 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 5431, Page 293, 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 past hereof the same as though copied herein verbatim.

Being the same property conveyed to Helen W. Brown, by deed from Doris W. Hall, a Single Woman, of record in Instrument No. 20110603-0042790, dated June 1, 2011, said Register's Office. Being further conveyed to Helen W. Baldwin, a life estate with remainder to my children, Sharon K. Forte and Fred J. Cox, as tenants in common, by quitclaim deed from Helen W. Baldwin, unmarried, of record in Instrument No. 20181115-0112555, dated November 14, 2018, said Register's Office.

This is improved property, known as 323 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

Grantors represent to Deer Lake Retirement Association, Inc., that they are lawfully seized and possessed, collectively, of all of the interests in the above described land in fee simple, that they have a good right to convey it, and the same is unencumbered, except as described herein.

Grantors represent to Deer Lake Retirement Association, Inc., that this property has not been used as marital property and no marital rights of any kind have attached to this property. Further, neither Sharon K. Forte nor Fred J. Cox has lived at this property.

We, Helen W. Baldwin, Sharon K. Forte, and Fred J. Cox, do bind the ourselves, our 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 3/30/23 day of March, 2023.

Helen W. Baldwin

Sharon K. Forte

Fred J. Cox,

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for the above County and State, the within named Helen W. Baldwin, Sharon K. Forte, and Fred J. Cox, the Grantors, and with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes stated above.

Witness my hand and official seal at Nashville, Tennessee this 30 day of March, 2023.

NOTARY PUBLIC

My Commission Expires: January 24, 2024

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