Karen Johnson Davidson County
Batch# 989590 DEEDWARR
04/06/2023 02:34:30 PM 4 pgs
Fees: $23.00 Taxes: $888.00
20230406-0025353

Map: 142-03-0-A
Parcel: 408.00

WARRANTY DEED

Address of New Owners
Paula B. Clark
Patricia A. James
408 Deer Lake Drive
Nashville, Tennessee 37221

Send Tax Bills To:
Legacy Home Loans, LLC
d/b/a Steadfast Mortgage
1036 Stearman Drive, Suite 6
White House, Tennessee 37188

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $240,000.00.

Affiant

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

Notary Public

My Commission Expires: 8-20-2023

For and in Consideration of the sum of TWO HUNDRED AND FORTY THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation (also known as Deerlake Retirement Association, Inc., a Tennessee nonprofit corporation), has bargained and sold, and by these presents does transfer and convey to Paula B. Clark, an unmarried woman and Patricia A. James, a married woman, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Unit No. 408 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, 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 Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, by Warranty Deed from William E. Hoffman, Jr. and Ruth L. Hoffman, as husband and wife and by tenancy by the entireties, of record in Instrument No. 20221220-0131196, in the Register's Office of Davidson County, Tennessee, dated December 13, 2022 and recorded on December 20, 2022.

Being the same property conveyed to William E. Hoffman, Jr. and Ruth L. Hoffman, as husband and wife and by tenancy by the entireties, by Warranty Deed from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, of record in Instrument No. 20171002-0100858, in the Register's Office for Davidson County, Tennessee, dated September 26, 2017 and recorded on October 2, 2017.

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.

SUBJECT TO any and all existing easements and restrictions as shown of record not stated herein.

This is improved property, known as 408 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 Paula B. Clark, her heirs and assigns, forever.

Deer Lake Retirement Association, Inc., represents to Paula B. Clark that it is lawfully seized and possessed of the above described property in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein.

Deer Lake Retirement Association, Inc., binds the corporation, its successors and assigns, to warrant and forever defend the title to the above described land to Paula B. Clark, her heirs and assigns, against the lawful claims of all persons.

Witness this 30th day of March, 2023.

DEER LAKE RETIREMENT ASSOCIATION, INC.

Mark W. Anderson, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, J. Terry Price, a Notary Public of the above State and County, personally appeared Mark W. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Deer Lake Retirement Association, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

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

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

NOTARY PUBLIC My Commission Expires: September 24, 2024

True Copy Certification

I, **Pam Autry,** 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 this the 30th day of March, 2023.

Affiant Signature
Date 03/30/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

