THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1019486 DEEDQC
06/27/2023 01 49 52 PM 3 pgs
Fees $17 00 Taxes $0 00
20230627-0048866

[PREPARER's DISCLAIMER This instrument is prepared based on information provided by the parties named herein The service provided is limited to the preparation of this instrument in recordable form only No title examination or other inspection was requested by the parties or performed by the preparer of this instrument No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No :
Frances Fowler Cowan Leftwich 3825 Cross Creek Road Nashville, TN 37215	Owner	142 03 0A 422.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Doyle Raymond Fowler**, hereinafter called the Grantor, do hereby Quitclaim unto **Frances Fowler Cowan Leftwich**, hereinafter called the Grantee, her successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Unit No. 422 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 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 said Master Deed and Bylaws.

Being the same property conveyed to Eva G. Fowler, unmarried, by Warranty Deed from Deer Lake Retirement Association, Inc., filed on 10/10/2011, at Instrument No. 20111010-0078612, Davidson County Register of Deeds Eva G. Fowler is now deceased. According to Affidavit of Heirship filed at **Instrument No.** 20230627-0048865, she was unmarried at her passing and only ever had two children born to or adopted by her, namely Doyle Raymond Fowler and Frances Fowler Cowan Leftwich.

This is property commonly known as 422 Deer Lake Drive, Nashville, Tennessee 37221.*
*Note: An address is not a legal description of real property.

Witness my hand, this 14th **day of** June, **2023:**

Doyle Raymond Fowler

ACKNOWLEDGMENT
(NOTARY - DO NOT ALTER OR REPLACE WITH A SEPARATE SHEET)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of ORANGE)

On 06/14/2023 before me, AUNEET BEDI, Notary Public
(insert name and title of the officer)

personally appeared DOYLE RAYMOND FOWLER,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

AVNEET BEDI
COMM...2390714
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Term Exp. January 13, 2026

[The below to be completed by Preparer in Tennessee]:

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Frances Leftwich
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26 DAY OF June, **2023**

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026