Map: 142-03-0-A
Parcel: 301.00

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1039850 **DEEDWARR**
08/18/2023 08 20 59 AM 2 pgs
Fees $13 00 Taxes $636 40

20230818-0064453

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

SEND TAX BILLS TO:

SAME

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

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $172,000.00.

Affiant

Subscribed and sworn to before me this 10th day of August, 2023.

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

Notary Public My Commission Expires: September 24, 2024

For and in Consideration of the sum of ONE HUNDRED, SEVENTY-TWO THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Janice S. Malik, unmarried, 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:

Unit No. 301 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, 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 Janice S. Malik, UNMARRIED, by deed from DEER LAKE RETIREMENT ASSOCIATION, INC., A TENNESSEE NONPROFIT CORPORATION, of record in Instrument No. 20200408-0036975, dated April 2, 2020, said Register's Office.

This is improved property, known as 301 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.

Janice S. Malik represents to Deer Lake Retirement Association, Inc., that she is lawfully seized and possessed of the above described land in fee simple, that she has a good right to convey it, and the same is unencumbered, except as described herein.

Janice S. Malik represents 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. She further represents that this property has not been used either for business purposes or rental property.

Janice S. Malik binds herself, her successors, assigns, beneficiaries 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 10th day of August, 2023.

Janice S. Malik

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Terry Price, a Notary Public in and for the above County and State, the within named Janice S. Malik with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument, for the purposes stated above.

Witness my hand and official seal at Nashville, Tennessee this 10th day of August, 2023.

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

NOTARY PUBLIC

My Commission Expires: September 24, 2024