Map: 142-03-0-A
Parcel: 393.00

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1039854 DEEDWARR
08/18/2023 08 22 02 AM 2 pgs
Fees $13 00 Taxes $592 00
20230818-0064460

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 $160,000.00.

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 AND SIXTY THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Ingeborg S. Crow, 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. 393 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 5589, Page 949, 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 MAY C. CROW, A WIDOW AND JOSEPH A CROW, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from RETIREMENT HOUSING SERVICES, INC., A TENNESSEE CORPORATION, of record in Book 6688, page 843, dated May 31, 1985, said Register's Office. The said May C. Crow having since died leaving Joseph A Crow said property with right of survivorship. The said Joseph A. Crow having since died testate on or about July 17, 2021 leaving said property to Ingeborg S Crow pursuant to his will of record in the Seventh Circuit Probate Court, Davidson County, Tennessee, Docket No 12P-974. For further reference see Personal Representative Deed of record in Instrument No. 20121023-0097001, said Register's Office.

This is improved property, known as 393 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

I, Ingeborg S. Crow, do represent to Deer Lake Retirement Association, Inc., that I am lawfully seized and possessed of the above described land in fee simple, have a good right to convey it, and the same is unencumbered, except as described herein. I further represent to Deer Lake Retirement Association, Inc. that this property has never been used as marital property and no marital rights have attached to it I further represent that this property has not been used for business purposes or as rental property

I Ingeborg S. Crow, do bind myself, my successors, 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 10th day of August, 2023.

Ingeborg S. Crow

Ingeborg S Crow

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 Ingeborg S. Crow, with whom I am personally acquainted (or 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