Karen Johnson Davidson County
Batch# 1051722 DEEDWARR
09/19/2023 11:32:18 AM 3 pgs
Fees: $18.00 Taxes: $606.80
20230919-0073528

Map: 142-03-0-A
Parcel: 307.00

WARRANTY DEED

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 $164,000.00.

Affiant

Subscribed and sworn to before me this 14 day of September, 2023.

Notary Public

My Commission Expires: 12-22-2024

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

For and in Consideration of the sum of ONE HUNDRED AND SIXTY FOUR THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), we, Neil Patterson, Jr. and Sharon McKinley Patterson, as husband and wife, joint tenants with a right of survivorship, 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. 307 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 5305, Page 298 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 EUNICE M. JACKSON, UNMARRIED, by deed from RITA MARIE POOL ARMISTEAD, WILLIAM THOMAS POOL AND RUTH P. MOORE, THE ONLY HEIRS AT LAW OF GRACE SHANLEY POOL, DECEASED, of record in Instrument No. 20010427-0042747, dated April 24, 2001, said Register's Office.

Further being the same property conveyed to PATRICIA E. MARLIN, married AND SHARON MCKINLEY, UNMARRIED, AS TENANTS IN COMMON, by quitclaim deed from EUNICE M. JACKSON, UNMARRIED, of record in Instrument No. 20130418-0038630, dated April 16, 2013, said Register's Office.

Further being the same property conveyed to NEIL PATTERSON, JR. AND SHARON MCKINLEY PATTERSON, AS HUSBAND AND WIFE, AND JOINT TENANTS WITH A RIGHT OF SURVIVORSHIP, by quitclaim deed from PATRICIA E. MARLIN, married AND SHARON MCKINLEY, UNMARRIED, AS TENANTS IN COMMON, of record in Instrument No. 20200227-0021843, dated February 18, 2020, said Register's Office.

This is improved property, known as 307 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.

We, Neil Patterson, Jr. and Sharon McKinley Patterson, do represent to Deer Lake Retirement Association, Inc., that I have not used this property as marital property and that no marital rights of any kind have attached to this property.

We, Neil Patterson, Jr. and Sharon McKinley Patterson, do represent to Deer Lake Retirement Association, Inc., that we 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.

We, Neil Patterson, Jr. and Sharon McKinley Patterson, do bind ourselves, our 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 14 day of September, 2023.

Neil Patterson, Jr.

Sharon McKinley Patterson

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 Neil Patterson, Jr., and Sharon McKinley Patterson, with whom I am personally acquainted (or 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 19 day of September, 2023.

NOTARY PUBLIC

My Commission Expires: September 24, 2024

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