Map: 142-03-0-A
Parcel: 428.00

WARRANTY DEED

Karen Johnson
Batch # 1117329
04/02/2024 12:48:01 PM
Fees: $18.00 Taxes: $532.80

Davidson County
DEEDWARR
3 pgs

20240402-0022992

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
Springfield, Tennessee 37172-0696

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $144,000.00.

B. Taylor Ward
Affiant

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

Subscribed and sworn to before me this 28 day of March, 2024.

Notary Public

My Commission Expires: September 24, 2024

For and in Consideration of the sum of ONE HUNDRED AND FORTY-FOUR THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Deborah L. Ward, married, 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:

Being Unit No. 428 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 an 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 By-Laws of Deer Lake Retirement Community of record in Book 5141, Pages 82 through 118, and amended in Book 5154, Page 834, Book 5168, Page 668 and 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, 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 DONNA L. REAGAN, UNMARRIED, by deed from DEER LAKE RETIREMENT ASSOCIATION, INC., A TENNESSEE NONPROFIT CORPORATION, of record in Instrument No. 20170803-0079290, dated July 6, 2017, said Register's Office. DONNA L. REAGAN having since died intestate on or about October 7, 2022, leaving Deborah L. Ward, as her only heir-at-law. For further reference see Affidavits of Heirship recorded contemporaneously with this deed, in said Register's Office.

This is improved property, known as 428 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.

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

Grantor represents to Deer Lake Retirement Association, Inc., that neither she nor her husband, Ben Taylor Ward have resided in this subject property and that no marital rights of any kind have attached to this property. As evidenced by his signature below, Ben Taylor Ward joins in this conveyance to convey all right, title and interest, and all marital rights he might have, if any and without exception, to the Grantee in this transaction.

Grantor binds herself, her 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 28 day of March, 2024.

Deborah L. Ward

Deborah L. Ward

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 Deborah L. Ward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is the owner of the above reference property, and that she executed the within instrument for the purposes stated above.

Witness my hand and official seal at Nashville, Tennessee this 28 day of March, 2024.

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

NOTARY PUBLIC My Commission Expires: September 24, 2024

I, Ben Taylor Ward, acknowledged that I am the spouse of Deborah L. Ward, the owner of the above reference property, and that I am signing this warranty deed to join in this conveyance to convey all right, title and interest, and all marital rights I might have, if any and without exception, to the Grantee in this transaction. I further affirm, under oath, that neither I nor my wife, Deborah L. Ward, has resided in 428 Deer Lake Drive, Nashville, Tennessee 37221, nor have any marital rights of any kind attached to this property.

Witness this 28 day of March, 2024.

Ben Taylor Ward

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 Ben Taylor Ward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the spouse of the owner of the above reference property, and that he executed the within instrument to join in this conveyance to convey all right, title and interest, if any, and all marital rights he might have, without exception to the Grantee in this transaction.

Witness my hand and official seal at Nashville, Tennessee this 28 day of March, 2024.

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

NOTARY PUBLIC My Commission Expires: September 24, 2024