Map: 142-03-0-A
Parcel: 439.00

WARRANTY DEED

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

SEND TAX BILLS TO:

SAME

Karen Johnson
Batch # 1117331
04/02/2024 12:49:58 PM
Fees: $13.00 Taxes: $562.40
Davidson County
DEEDWARR
2 pgs
20240402-0022996

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 $152,000.00

Mark W. Charlene
Affiant

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

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

J. Terry Price
Notary Public

My Commission Expires: September 24, 2024

For and in Consideration of the sum of ONE HUNDRED AND FIFTY-TWO THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Charlene Wilson, 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:

Being Unit No. 439 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 5392, Page 39, 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 CHARLENE WILSON, by deed from DEER LAKE RETIREMENT ASSOCIATION, INC., A TENNESSEE NONPROFIT CORPORATION, of record in Instrument No. 20030311-0032364, dated March 6, 2003, said Register's Office.

This is improved property, known as 439 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 no marital rights of any kind have attached to this property.

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.

Charlene Wilson

Charlene Wilson

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 Charlene Wilson, 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