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

WARRANTY DEED

Karen Johnson
Batch # 1121604
04/11/2024 08:52:56 AM
Fees: $13.00 Taxes: $721.50

Davidson County
DEEDWARR
2 pgs

20240411-0025659

Address of New Owner(s)
Ryan and Kathy Peck
307 Deer Lake Drive
Nashville, Tennessee 37221

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 $195,000.00.

Affiant

Subscribed and sworn to before me this 5th day of April, 2024.

Notary Public

My Commission Expires: September 24, 2024

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

For and in Consideration of the sum of ONE HUNDRED AND NINETY-FIVE THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, has bargained and sold, and by these presents does transfer and convey to Ryan and Kathy Peck, as husband and wife, (Grantees) their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

> 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 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 and Bylaws are incorporated in this deed by reference and made a part hereof the same as though copied herein verbatim.

SUBJECT TO 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; and

SUBJECT TO restrictions on the right to transfer ownership of the above described apartment unit or to lease said unit as set out in the Master Deed and Bylaws.

Being the same property conveyed to DEER LAKE RETIREMENT ASSOCIATION, INC., A TENNESSEE NONPROFIT CORPORATION, by deed from NEIL PATTERSON, JR. AND SHARON MCKINLEY PATTERSON, AS HUSBAND AND WIFE, of record as Instrument No. 20230919-0073528, dated September 14, 2023, 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 Grantees, their heirs and assigns, forever.

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

Deer Lake Retirement Association, Inc., binds the corporation, its successors and assigns, to warrant and forever defend the title to the above described land to Grantees, their heirs and assigns, against the lawful claims of all persons.

Witness this 9th day of April, 2024.

DEER LAKE RETIREMENT ASSOCIATION, INC.

Mark W. Anderson, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, J. Terry Price, a Notary Public of the above State and County, personally appeared Mark W. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Deer Lake Retirement Association, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of April, 2024.

NOTARY PUBLIC

My Commission Expires: September 24, 2024

TERRY PRICE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON