THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240748259**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Rutherford) The actual consideration or value, whichever is greater, for this transfer is: $220,000.00. Affiant Subscribed and sworn to before me, this 6th day of August, 2024. Notary Public My Commission Expires: 9-21-26

JAKE MOORE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1167124 DEEDWARR
08/12/2024 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20240812-0060068

WARRANTY DEED

Address New Owner: Christy Sharshel 405 Deer Lake Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 03 0A 405.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Geraldine Luther, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christy Sharshel, a single woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. 405 in DEERLAKE RETIREMENT COMMUNITY, a horizontal property regime, as shown on the Plat of Deer Lake Retirement Community recorded in Plat Book 5050, Pages 28 and 29, and as amended in Plat 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 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.

Being the same property conveyed to Geraldine Luther, by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, of record in Instrument No. 20120213-0012606, in the Register's Office of Davidson County, Tennessee, dated February 08, 2012, and recorded on February 13, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A RESUBDIVISION OF DEER LAKE, DEER LAKE, A RETIREMENT COMMUNITY, as recorded in Plat Book 5050, Page(s) 62 & 63 as amended in Book 5521, Page 853 and Book 5589, Page 949.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DEER LAKE, A RETIREMENT COMMUNITY, as recorded in Plat Book 5050, Page(s) 28 & 29.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing DEERLAKE RETIREMENT COMMUNITY Condominium of record in Book 5097, Page 529 and in Bylaws of Deer Lake Retirement Association, Inc., of record in Book 7556, Page 354; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon. Easement for Permission For Construction and Maintenance of Pipe Line, recorded in Book 6420, Page 648.

Easement for Water Line, recorded in Book 7542, Page 230.

Easement for Public Utilities, recorded in Book 8626, Page 850 and Instrument No. 20040511-0053727.

This is improved property located at 405 Deer Lake Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of August, 2024.

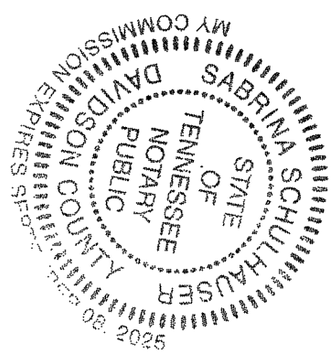
Geraldine Luther
Geraldine Luther

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Geraldine Luther, 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 therein contained.

Witness my hand, at office, this 6th day of August, 2024.

Sabrina Schulhauser
Notary Public
My Commission Expires: _____



WHEN RECORDED RETURN TO
Icon Title, LLC
9175 Carothers Parkway, Suite 110
Franklin, TN 37067
File No. 11-3847-AJ

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/06/2024.

Affiant Signature — Date: 08/06/2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 08/06/2024.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY