Karen Johnson Davidson County
Batch# 1175228 DEEDWARR
08/29/2024 09:34:30 AM 4 pgs
Fees: $23.00 Taxes: $795.50
20240829-0066387

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $215,000.00 Affiant Subscribed and sworn to before me, this 22nd day of August, 2024. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cheryl Klavenga	**New Owner**	**142-03-0A-337-00CO**
337 Deer Lake Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Donna Jean Caldwell, Deborah Jane Sauls and Jackie Carol Sexton, the legal heirs of Beverly J. Sexton, deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cheryl Klavenga,

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 337 in Deer Lake Retirement Community, a horizontal property regime/as shown on h the Plat of Deer Lake Retirement Community recorded in Book 5050,Page 29, and as amended in Book 5050, Pages 62 and 63, and in Book 5343, Page 413, Register's Office for Davidson County, Tennessee, and described in 2 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 Beverly J. Sexton, unmarried, by Warranty Deed from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, of record in Instrument No. 20091221-0115911, dated December 18, 2009, Register's Office for Davidson County, Tennessee. Beverly J. Sexton died on June 26, 2021 leaving a Last Will and Testament which was probated in the Davidson County Probate Court Case No. 21P-1414. Pursuant to her Will, she left herher estate to her children, Dennis R. Sexton, Donna J. Caldwell, and Deborah Jane Sauls. Dennis R. Sexton died on March 27, 2024 leaving a Last Will and Testament which was not probated. Pursuant to his Will, he left his estate to his wife, Jackie Carol Sexton. Affidavits of Heirship proving the heirs of Dennis R. Sexton are found of record in Instrument No._202408290066385_____, and Instrument No. __202408290066386_____, Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 5050, Pages 62 and 63, amended in Book 5343, Page 413, Register's Office for Davidson, Tennessee.

c. Master Deed of record in Book 5097, Page 529, Register's Office for Davidson County, Tennessee.
d. By Laws of record in Book 5141, Page 82, amended in Book 5154, Page 834, Book 5168, Page 668 and Book 7556, Page 354, Register's Office for Davidson County, Tennessee.
e. Easement to Harpeth Valley Utilities District of record in Book 7542, Page 230, Book 8626, Page 850 and Instrument No. 20040511-0053727, in the Register's Office for Davidson County, Tennessee.
f. Charter for Deer Lake Retirement Association of record in Book 5145, Page 462, in the Register's Office for Davidson County, Tennessee.
g. Subject to rights of others in and to common areas/elements.
h. Subject to lien for special assessment contained in DCCR's/Master Deed.
i. Subject to HOA dues- if any.
j. All other easements and restrictions of record.
k. Restrictions concerning the right of the association having the first option to purchase the unit as set out in the Bylaws.
l. Restrictions concerning the leasing of a unit as set out in the Bylaws.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Certificate of Waiver

Attached to this instrument as Exhibit A is a letter evidencing that the Deer Lake Retirement Association declined to exercise its option to purchase the within unit as is set out in Article 11 of the Bylaws.

This is improved property known as 337 Deer Lake Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Deborah Jane Sauls, Executrix of the Estate of Beverly J. Sexton, joins in this conveyance and hereby transfers and conveys all right and title that the Estate of Beverly J. Sexton may have in the within property, if any.

Witness our hands this 22nd day of August, 2024.

× Donna Jean Caldwell
Donna Jean Caldwell

× Deborah Jane Sauls
Deborah Jane Sauls

× Deborah Jane Sauls
Deborah Jane Sauls, Executrix of the
Estate of Beverly J. Sexton

× Jackie Carol Sexton
Jackie Carol Sexton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Donna Jean Caldwell, Deborah Jane Sauls, individually, and in her capacity as Executrix of the Estate of Beverly J. Sexton, and Jackie Carol Sexton, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 2024.

A. Scott Hubbard
Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: **24-342**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Waiver

STATE OF TENNESSEE |
|
COUNTY OF WILLIAMSON |

I, Mark Anderson, after being duly sworn, says as follows:

I am the current president of Deer Lake Retirement Association, Inc ("Deer Lake"). In my capacity as such president, I certify in accordance with Deer Lake Bylaw 11.5 that Deer Lake has released and waived its option to purchase Deer Lake Unit 337 in connection with the sale of that unit by Donna Jean Caldwell, Deborah Jane Sauls, and Jackie Carol Sexton. This release and waiver of Deer Lake's option to purchase Unit 337 shall not be deemed a release or waiver with respect to any other transaction, whether relating to the same or other units.

Dated this 23rd day of August, 2024

Mark W. Anderson

Mark Anderson

Personally appeared before me, a notary public for Tennessee, **Mark Anderson**, with whom I am personally acquainted or proved to me by satisfactory evidence, and who, after being duly sworn, acknowledged that he is president of Deer Lake Retirement Association, Inc., and that he, being authorized so to do, executed the foregoing document for the purposes stated in it.

Subscribed and sworn to this 23rd day of August, 2024.

Bonnie B. Sneed

Notary Public

My Commission Expires 3-3-2026

BONNIE B. SNEED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Certificate of Authenticity

I, Alicia Hamilton, do hereby make oath that I am a licensed attorney and/or 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

8/22/24.
Date

Affiant Signature

8/27/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27th day of Aug, 2024.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ANNA N. DOLAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 17, 2028
COUNTY OF WILLIAMSON