Karen Johnson Davidson County
Batch# 1179355 DEEDWARR
09/09/2024 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $621.60
20240909-0069433

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $168,000.00.

Affiant

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

Sarah Hazlewood
Notary Public

My commission expires: 09-07-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Deer Lake Retirement Association, Inc.	New Owner(s)	142-03-0A-437.00-CO
368 Deer Lake Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **VIVIAN DARLENE WIGGERS AND THOMAS LEE WIGGERS, WIFE AND HUSBAND, JOHN PHILLIP SEGREST AND RHONDA KAY SEGREST, A MARRIED COUPLE, AND DEBRA DENISE SINGLETON, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEER LAKE RETIREMENT ASSOCIATION, INC.**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 437 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 5483, page 399, 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 Thomas D. and Wilma D. Gupton, as husband and wife by Warranty Deed from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation of record in Instrument No. 20020125-0010610 Register's Office for Davidson County, Tennessee, dated January 17, 2002 and recorded on January 25, 2002.

Being the same property conveyed to Vivian Darlene Wiggers, John Phillip Segrest and Debra Denise Singleton and Wilma D. Gupton, reserves a life estate by Quitclaim Deed from Wilma D. Gupton, a Widow, Thomas D. Gupton predeceased of record in Instrument No. 20200117-0006408 Register's Office for Davidson County, Tennessee, dated January 17, 2020 and recorded on January 17, 2020.

Wilma D. Gupton, who held life estate, having since died on April 11, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 437 Deer Lake Drive, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of September, 2024.

Vivian Darlene Wiggers

Thomas Lee Wiggers

John Phillip Segrest

Rhonda Kay Segrest

Debra Denise Singleton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Vivian Darlene Wiggers, Thomas Lee Wiggers, John Phillip Segrest, Rhonda Kay Segrest, and Debra Denise Singleton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of September, 2024.

Notary Public

DREW BANDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-03-2025

My Commission Expires: 3·3·25

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **September 5, 2024**.

Affiant Signature

September 9, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 9th day of September, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25