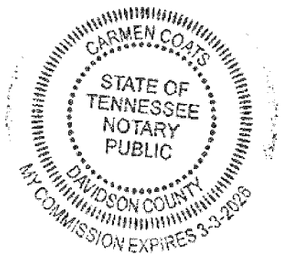
Karen Johnson Davidson County
Batch# 1190795 DEEDWARR
10/07/2024 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20241007-0077759

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $210,000.00. Affiant Subscribed and sworn to before me, this the 1st day of October, 2024. Notary Public My commission expires:

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:
Luz N. Diaz	NEW OWNER	142-03-0A-437.00-CO
437 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, **DEER LAKE RETIREMENT ASSOCIATION, INC.**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUZ N. DIAZ, AN UNMARRIED WOMAN**, 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.

Being the same property conveyed to Deer Lake Retirement Association, Inc by Warranty Deed from 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 of record in Instrument No. 20240909-0069433 Register's Office for Davidson County, Tennessee, dated September 05, 2024 and recorded on September 09, 2024.

Wilma D. Gupton, 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 1st day of October, 2024.

Deer Lake Retirement Association, Inc.

By: _____
Mark W. Anderson, President

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 Mark W. Anderson, President, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of Deer Lake Retirement Association, Inc., a Tennessee Non-Profit, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 1st day of October, 2024.

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-25

_____
Notary Public

My Commission Expires: 3·3·25

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 1. 2024.

Affiant Signature

7th day of October, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

