THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $210,000.00 Affiant Subscribed and sworn to before me, this 11th day of October, 2024. Notary Public My Commission Expires: 3/20/2028

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 3/20/2028

Karen Johnson Davidson County
Batch# 1193748 DEEDWARR
10/15/2024 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20241015-0079991

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Beth A. Levy 451 Deer Lake Drive Nashville, TN 37221	CrossCountry Mortgage 2160 Superior Ave Cleveland, OH 44114	Tax Parcel ID No. 142 03 0A 451.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EUNICE M. HERBERT, UNMARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BETH A LEVY, A SINGLE WOMAN,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. 451 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, 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 Eunice M. Herbert, unmarried by Deed dated May 20, 2016 from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, recorded May 23, 2016, in Instrument Number 201605230051009, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **451 Deer Lake Drive, Nashville, TN 37221**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 11th day of October, 2024.

Eunice M. Herbert

EUNICE M. HERBERT

STATE OF Mississippi)
)
COUNTY OF Lowndes)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EUNICE M. HERBERT**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

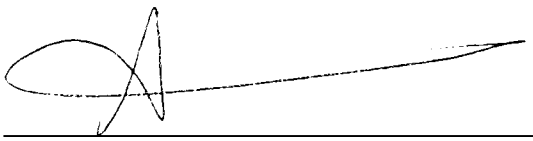
Witness my hand and official seal at office this 11th day of October, 2024.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 168605 SANDRA BEARD Commission Expires Dec. 5, 2027 LOWNDES COUNTY

Sandra Beard
Notary Public
My Commission Expires: Dec. 5, 2027

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 **10-11-2024**.



Affiant Signature — **10-11-2024** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **10-11-2024**.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal