BOX 10-A

TO: [illegible] ESCROW, LLC
[illegible] SBORO PIKE, STE 300
[illegible] LE, TN 37215

Karen Johnson
Batch # 1208796
11/27/2024 09:41:01 AM
Fees: $13.00 Taxes: $743.70

Davidson County
DEEDWARR
2 pgs

20241127-0092805

WARRANTY DEED

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF November, 20 24

M.L. Schodroski
Notary Public

MY COMMISSION EXPIRES: 3/3/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeanne M. Kelly	Same as Owner	
(NAME)	(NAME)	
422 Deer Lake Drive		142 03 0A 422.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **FRANCES FOWLER COWAN LEFTWICH, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEANNE M. KELLY, UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Unit No. 422 in DEER LAKE, A RETIREMENT COMMUNITY, a horizontal property regime, as shown on the Plat of DEER LAKE, A 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 5431, Page 293, in the Register's Office of 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 Frances Fowler Cowan Leftwich, by Quit Claim Deed from Doyle Raymond Fowler, of record in Instrument No. 20230627-0048866, in the Register's Office of Davidson County, Tennessee, dated June 14, 2023 and recorded on June 27, 2023.

Being the same property conveyed to Eva G. Fowler, unmarried, by Warranty Deed from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, of record in Instrument No. 20111010-0078612, in the Register's Office of Davidson County, Tennessee, dated October 04, 2011 and recorded on October 10, 2011. The said Eva G. Fowler died on an unknown date, devising subject property to Heirs at Law of Eva G. Fowler. Also see Affidavit of Heirship of Recorded in Instrument No. 20230627-0048865, in the Register's Office of Davidson County, Tennessee.

The property is not the martial residence of the Grantor and as such is not subject to any homestead, dower, or marital interest as complemented by T.C.A. 26-2-307 or other similar statue.

The said Frances Fowler Cowan Leftwich is also known as Frances Cowan Leftwich

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 422 Deer Lake Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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.

Witness my hand this 26th day of November, 2024

Frances Fowler Cowan Leftwich
FRANCES FOWLER COWAN LEFTWICH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frances Fowler Cowan Leftwich, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of November, 2024.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON

Notary Public