RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/4/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2025

Notary Public

File No ML-25-9113

MY COMMISSION EXPIRES
(AFFIX SEAL)

Karen Johnson
Batch # 1267320
05/01/2025 10 52 09 AM
Fees $13 00 Taxes $962 00

Davidson County
DEEDWARR
2 pgs

20250501-0033669

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-
Marshall Sanders	Marshall Sanders	
(NAME)	(NAME)	
412 Deer Lake Drive	310 Walnut Drive	142-03-0A-412 00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37205	
(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, I/we, **Janice H. Feinstein, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marshall Sanders, a married man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Unit No. 412 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 5521, page 853, 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 David Torres and Gisela Torres, husband and wife, and Vasti Torres, unmarried, as joint tenants with right of survivorship by Warranty Deed from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation of record in Instrument No. 20190411-0033022 Register's Office for Davidson County, Tennessee, dated April 09, 2019 and recorded on April 11, 2019.

Being the same property conveyed to Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation by Warranty Deed from David Torres and Gisela Torres, husband and wife, and Vasti Torres, unmarried, as joint tenants with right of survivorship of record in Instrument No. 20231122-0090798 Register's Office for Davidson County, Tennessee, dated November 17, 2023 and recorded on November 22, 2023.

Being the same property conveyed to Janice H. Feinstein, unmarried by Warranty Deed from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation of record in Instrument No. 20231204-0093145 Register's

Office for Davidson County, Tennessee, dated November 17, 2023 and recorded on December 04, 2023.

This is property more commonly known as 412 Deer Lake Drive, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 30th day of April, 2025.

Janice H. Feinstein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2025, before me personally appeared Janice H. Feinstein, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 30th day of April, 2025.

Notary Signature
My commission expires·

JOSHUA L HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025