PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORD'S OFFICE:

Karen Johnson Davidson County
Batch # 1274169 DEEDQC
05/16/2025 01:36:49 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20250516-0038804

STATE OF TENNESEE
COUNTY OF Davidson

The actual consideration for this transfer is $ 1.00.

Affiants Rachel Lynn Harris and Erin Marie Harris

Subscribed and sworn before me this the _____ day of _____, 20___.

Notary Public

My commission expires _____

This instrument was prepared by:
Name: Shauna Dixon Esq.
Address: 40 Burton Hills Blvd.,
Suite 200, Nashville, TN 37215
Lyda Law Firm
Lydagroup.com

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
Mary Jane Welker, **Affiant**
Subscribed and sworn before me this the
16 **Day of** May, **20** 25.
Brad Weis, **Deputy Register**

After recording, mail document
Name: *Mary Jane Welker* (Grantor/Grantee)
Address: 428 Deer Lake Drive, Nashville, TN 37221.
And tax statements to: (If Mortgage)
Mary Jane Welker
428 Deer Lake Dr.
Nashville, TN 37221

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective 3/28/25 (the "Effective Date") between the following Grantor (the "Grantor MARY JANE WELKER who's mailing address is: 428 Deer Lake Drive, Nashville, TN 37221. and Living Trust as the Grantee (the "Grantee"): *THE REVOCABLE LIVING TRUST OF MARY JANE WELKER dated* 3/28/25

WITNESSETH, That the Grantors, for and in consideration of the sum of $1.00 (United States Dollars) and other good valuable consideration, to it in hand paid by Grantees, the receipt whereof us hereby acknowledged, does hereby quitclaim, convey and release unto Grantees all interest Grantors has, if any, in the real property (the "Property") located in DAVIDSON County, Tennessee, and more particularly described as the following:

Mailing Address

428 Deer Lake Drive, Nashville, TN 37221.

MJW Cert Off

Map- Parcel Numbers

142-03-0A-428.00-CO

Legal Description

Being Unit No. 428 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 an Book 5431, Page 293, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5097, Pages 529 through 539 and in By-Laws of Deer Lake Retirement Community of record in Book 5141, Pages 82 through 118, and amended in Book 5154, Page 834, Book 5168, Page 668 and 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, Bylaws and the Rules and Regulations adopted pursuant to the Bylaws are incorporated in this deed by reference and made a part hereof the same as though copied herein verbatim. The purchasers by acceptance hereof expressly assume and agree to be bound by and comply with 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. The purchasers further specifically acknowledge that their right to transfer ownership of the above described apartment unit or to lease said unit is subject to certain options and restrictions contained in the Master Deed and Bylaws.

BEING the same property conveyed to Mary Jane Welker, unmarried by Warranty Deed from Deer Lake Retirement Association, Inc. A Tennessee Nonprofit Corporation of record in Instrument No. 20240823-0064763 of Register's Office of Davidson County, Tennessee, dated August 23, 2024.

BEING the same property conveyed to Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation by Warranty Deed from Deborah L. Ward, married of record in Instrument No. 20240402-0022992 Register's Office for Davidson County, Tennessee, dated March 28, 2024 and recorded on April 02, 2024. **Note: Donna L. Reagan having since died intestate on or about October 7, 2022, leaving Deborah L. Ward, as her only heir-at-law.

BEING the same property conveyed to Donna L. Reagan, unmarried by Warranty Deed from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation of record in Instrument No. 20170803-0079290 Register's Office for Davidson County, Tennessee, dated July 06, 2017, and recorded on August 03, 2017.

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 428 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.

This is improved property known as: 428 Deer Lake Drive, Nashville, TN 37221.

MJW Cwt Dj

Transfer Tax

Grantors declare that the transfer is EXEMPT from any documentary transfer of taxes.

EXECUTED this 3/28/25 day of March, 20 25.

Mary Jane Welker
Grantor/Grantee:
Mary Jane Welker

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF ~~Davidson~~ Tennessee

COUNTY OF Davidson

On this day, personally appeared before me, Mary Jane Welker, unmarried, and known to be the person described in and who executed the within instrument and acknowledged that she signed the same as her voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 28th day of March, 20 25.

Andrea F. Kaminski
Notary's Public Signature
(Date) 3/28/25
My Commission Expires 9/7/26

ANDREA F. KAMINSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MJW Cwt DK