Karen Johnson
Batch # 1274394
05/19/2025 09 40 29 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250519-0039075

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me on this 9 day of May, 2025.

Notary Public
My Commission Expires: 3/9/2029

NICHOLAS PERENICH, JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
169 Belle Forest Circle., Ste A
Nashville, TN 37221

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers.
Ellen Smith Family Trust 415 Deer Lake Dr Nashville, TN 37221	Same as current	Map 142-03-0-A Parcel 415.00

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS ($ 10 00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Ellen M Smith, a single woman, hereinafter called the Grantor(s), has bargained and sold, and by these presents does remise, release, and quitclaim unto Michelle Margaret Smith, Trustee of The Ellen Smith Family Trust, Dated May 9, 2025, hereinafter called the Grantee(s), Grantee(s)' successors and assigns, all Grantor(s)' right, title and interest in a certain parcel of land in Davidson County, Tennessee. The parcel of land is described as follows:

Unit No. 415 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 Ellen M Smith, by deed from Deer Lake Retirement Association, Inc., of record in Document # 20140130-0008532, Register's Office for Davidson County, Tennessee.

This is improved property known as 415 Deer Lake Drive, Nashville, TN 37221 .

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises

Whenever 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 9 day of May, 2025

Ellen M Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ellen M Smith, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 9 day of May, 2025

Notary Public

NICHOLAS PERENICH, JR
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires 3/6/29

This deed was prepared from information provided by the parties. No title search or survey was completed