Karen Johnson Davidson County
Batch # 1288101 DEEDWARR
06/20/2025 11 34 34 AM 2 pgs
Fees $13 00 Taxes $884 30

20250620-0048479

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $239,000.00.

Affiant

Sworn to and subscribed before me this 18th day of June, 2025.

Notary Public
My Commission Expires:

MARY JO WOJCIECHOWSKI NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-19-2027

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Elsie Calhoun			
397 Deer Lake Dr.	397 Deer Lake Dr.	New Owner	142-03-0A-397.00-CO
Nashville, TN 37221	Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Kevin F. Zrinski, a married man, the sole heir and beneficiary of the Estate of Patricia A. Zrinski, deceased,** (Grantor), has bargained and sold and by these presents do hereby transfer and convey unto **Elsie Calhoun, unmarried** (Grantee) her heirs and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee and further described as follows:

Being Unit No. 397 on the plan of Deer Lake Retirement Community, a horizontal property regime, as shown on the plat of Deer Lake Retirement Community of record in Book 5050, Pages 28 & 29, voided, vacated and superceded in Book 5050, Pages 62 & 63 , amended in Book 5589, Page 949, erroneously referenced in the prior deed as Book 5589, Page 948, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5097, Page 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 for a more complete description.

Being the same property conveyed to Patricia A. Zrinski, unmarried by Warranty Deed from Billy Jack Whitley and wife, Antoinette Whitley of record in Instrument No. 20101011-0081425 Register's Office for Davidson County, Tennessee, dated October 7, 2010 and recorded on October 11, 2010.

The said Patricia A. Zrinski having died on or about December 6, 2024. Her Last Will and Testament being filed in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, under Case No. 25P330, devised the subject property to her son, Kevin F. Zrinski.

Grantor declares that 1) the property is not a marital residence or marital asset; 2) the Grantor has never resided at the property; and 3) Grantor's spouse does not have an interest in the property.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions, all filed in the Register's office for Davidson County, Tennessee:

Taxes for the year 2025, and all subsequent years, a lien not yet due and payable.
Plan of record in Book 5050, pages 28 and 29 amended in Book 5050, pages 62 and 63 and Amended Plat Book 5521, Page 853.
Master Deed establishing a Horizontal Property Regime of Deer Lake Retirement Community of record in Book 5097, Page 529 thru 539.
By-Laws of record in Book 5141, pages 82, amended in Book 5154, page 834, Book 5168, page 668 and Book 7556, page 354.
Articles of Incorporation in Book 5145, page 462.
Agreement for Dedication of Easement of record in Book 7542, Page 230, Book 8626, Page 850, and Instrument No. 20040511-0053727.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Rights of others in and to the common areas and/or elements.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 18th day of June, 2025.

Kevin F. Zrinski

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Kevin F. Zrinski, the sole heir and beneficiary of the Estate of Patricia A. Zrinski, deceased** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 18th day of June, 2025.

NOTARY PUBLIC
My Commission Expires: 1·6·2029

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY