RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-31611-25

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
[illegible] Jordan Hills Blvd , Suite 130
[illegible] TN 37215

Karen Johnson
Batch # 1298069
07/16/2025 09:36 55 AM
Fees $13 00 Taxes $777 00

Davidson County
DEEDWARR
2 pgs

20250716-0056021

WARRANTY DEED

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000 00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of July, 2025

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joni Ann James 402 Deer Lake Drive Nashville, TN 37221	Same address as new owner	142-03-0A-402-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TEN THOUSAND AND 00/100 Dollars ($210,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES MARK HARVEY, TRUSTEE OF THE HARVEY LIVING TRUST DATED DECEMBER 11, 1996**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JONI ANN JAMES, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 402 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 5589, page 949, 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 James Earl Harvey and Val Dene Harvey, Trustees, or their successors in trust, under The Harvey Living Trust, dated December 11, 1996, from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, by Warranty Deed dated November 21, 2019, and recorded December 2, 2019, in Instrument Number 20191202-0123478, said Register's Office. Under the terms of the Trust Agreement, James Earl Harvey is now the sole Trustee, and he appointed James Mark Harvey as his Co-Trustee. Only one Trustee is required to sign on behalf of the Trust.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 402 Deer Lake Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 14th day of July, 2025

GRANTOR(S)

The Harvey Living Trust dated December 11, 1996

By: James Mark Harvey
James Mark Harvey, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, of said County and State, James Mark Harvey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of The Harvey Living Trust dated December 11, 1996, within named bargainor and that he as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Trustee.

WITNESS my hand and seal, this the 14th day of July, 2025.

Notary Public

Tisha C Baldwin
Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY