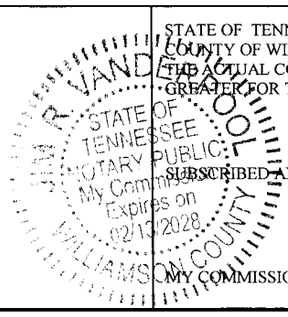
WARRANTY DEED

Karen Johnson Davidson County
Batch# 1303913 DEEDWARR
07/30/2025 03:29:30 PM 2 pgs
Fees: $13.00 Taxes: $795.50
20250730-0060360



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF JULY, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 25-3441LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Carol Lute, Alex Lute and Kyle Lute	Same as the new owners	
434 Deer Lake Drive		
Nashville, TN 37221		142 03 0A 434.00

FOR AND IN 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, WE, **MARIANNE MILLER, THOMAS BOZARTH, NANCY KITCHELL, ALL THE SOLE HEIRS AT LAW OF NANGNOI BOZATH GOINS AND JAMES DOZA AS ADMINISTRATOR OF THE ESTATE OF NANGNOI B. GOINS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAROL LUTE, AN UNMARRIED WOMAN, ALEX LUTE, AN UNMARRIED MAN, AND KYLE LUTE, A MARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Unit No. 434 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 946, 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 Nangnoi B. Goins, unmarried by Warranty Deed from Deer Lake Retirement Community Association, Inc. a Tennessee nonprofit corporation, dated September 27, 2022, and recorded October 3, 2022, of record in Instrument No. 20221003-0108856, in the Register's Office for Davidson County, Tennessee. (Nangnoi B. Goins having died intestate*on or about January 14, 2025, leaving her interest to Marianne Miller, Thomas Bozarth, and Nancy Kitchell)

*See Affidavit of Heirship(s) recorded at Instrument Numbers 202507300060358 and 202507300060359 in the Register's Office for Davidson County, Tennessee

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Book 5050, Page 28 and Book 5050, Page 29, and as amended in Book 5050, Page 62 and Book 5050, Page 63; and Book 5589, Page 946, of the Public Records of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 5097, Page 529, and Bylaws recorded in Book 5141, Page 82, as amended in Book 5141, Page 834; Book 5168, Page 668; and Book 7556, Page 324 of the Public Records of Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Charter of Deer Lake Retirement Community Association, Inc. recorded in Book 5145, Page 462, of the Public Records of Davidson County, Tennessee. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons. Agreement for Dedication of Easement for Water Line recorded in Book 7542, Page 230, of the Public Records of Davidson County, Tennessee. Agreement for Dedication of Public Utilities Easement recorded in Instrument No. 20040511-0053727, of the Public Records of Davidson County, Tennessee. Rights of adjoining owners to party wall(s) located partly on the Land. Subject to rights of others in and to the common areas and/or elements. Any enlargement or loss of Land by reason of accretion, reliction, avulsion or erosion. The rights of others in and to the use of the waters of Deer Creek Lake located on the premises and the natural flow thereof.

This is Improved property known as 434 Deer Lake Drive, Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 28th day of July, 2025.

James Doza

James Doza as Administrator of the Estate of Nangnoi B. Goins

N. Miller

Marianne Miller, Heir at law of Nangnoi Bozath Goins

Thomas Bozarth

Thomas Bozarth, Heir at law of Nangnoi Bozath Goins

Nancy Kitchell, Heir at law of Nangnoi Bozath Goins

STATE OF TENNESSEE
COUNTY OF Hickman

Personally appeared before me, a Notary Public of said County and State, MARIANNE MILLER, THOMAS BOZARTH, NANCY KITCHELL, ALL THE SOLE HEIRS AT LAW OF NANGNOI BOZATH GOINS AND JAMES DOZA AS ADMINISTRATOR OF THE ESTATE OF NANGNOI B. GOINS,, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

☑ *"Personally appeared" shall mean: Personally appeared by audio-video communication*

Witness my hand and official seal at Bon Aqua, Tennessee, this 28th day of July, 2025.

Madison Haley Kretzer

Notary Public

My Commission Expires: 10/28/2026

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC
STATE OF TENNESSEE

Madison Haley Kretzer
Tennessee Notary Public
Online Notary Public
Hickman County
Commission Expires: 10/28/2026

I Lisa Allard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 28, 2025.

Lisa Allard July 28, 2025
Lisa Allard, Affiant

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this July 28, 2025.

Jim R. Vanderpool, Notary

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 02-13-2028