RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-32170-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1303932 DEEDWARR
07/31/2025 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $784.40
20250731-0060386

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2025.

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

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
Cheryl D. Rogers 359 Deer Lake Drive Nashville, TN 37221	Same address as new owner	142-03-0A-359-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWELVE THOUSAND AND 00/100 Dollars ($212,000.00) 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, **DEER LAKE RETIREMENT ASSOCIATION, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHERYL D. ROGERS, AN UNMARRIED WOMAN,** 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, being a Unit No. 359 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, 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 Deer Lake Retirement Association, Inc. from Pam P. Wehner, an unmarried woman, by Warranty Deed dated January 7, 2025, and recorded January 9, 2025, in Instrument Number 20250109-0001953, said Register's Office.

Being the same property conveyed to Pam P. Wehner, unmarried, from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, by Warranty Deed dated December 29, 2009, and recorded December 31, 2009, in Instrument Number 20091231-0119083, said Register's Office.

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: 359 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 30th day of July, 2025

GRANTOR(S)

Deer Lake Retirement Association, Inc.

By: Mark W. Anderson

Mark W. Anderson, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, of said County and State, Mark W. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Deer Lake Retirement Association, Inc., within named bargainor and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as President.

WITNESS my hand and seal, this the 30th day of July 2025.

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

Tisha C. Baldwin

Printed Notary Name

My commission expires: 11-28-26

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 7/30/25 (date of document).

Jennifer L. Pennell

7/30/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 7/30, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal