Karen Johnson Batch # 1334859 10/16/2025 01:35:33 PM Fees: $12.00 Taxes: $0.00 Davidson County DEEDQC 2 pgs 20251016-0082469	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Anita C. Elkins Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF October 2025. JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-26 Notary Public MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE ANITA CLEMENTINE ELKINS REVOCABLE LIVING TRUST	**SAME**	**142-03-0-A** **375.00**
(NAME) **375 Deer Lake Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Anita C. Elkins, a widowed woman,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Anita Clementine Elkins, Trustee of THE ANITA CLEMENTINE ELKINS REVOCABLE LIVING TRUST,** established by **The Trust Agreement of THE ANITA CLEMENTINE ELKINS REVOCABLE LIVING TRUST, Dated October 10, 2025**, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Unit No. 375 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 5421, page 612, 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.

SUBJECT TO all of the covenants, terms, provisions and conditions set forth in the aforesaid documents including but not limited to the obligation to pay monthly assessments for the maintenance and operation of Deer Lake Retirement Community in accordance with the Master Deed and Bylaws; and

SUBJECT TO restrictions on the right to transfer ownership of the above-described apartment unit or to lease said unit as set out in the Master Deed and Bylaws.

Being the same property conveyed to MARY ELIZABETH BENNETT, UNMARRIED, by deed from DEER LAKE RETIREMENT ASSOCIATION, INC., of record as Instrument No. 20021231-0162600, dated

December 11,2002, said register's Office. The said Mary Elizabeth Bennett having since died on or about April 16, 2014, leaving RONNIE BENNETT, LONNIE BENNETT AND GARY BENNETT as her only heirs-at-law. Being the same property conveyed to Deer Lake Retirement Association, Inc. by Warranty Deed from Ronnie Bennett, Lonnie Bennett, and Gary Stephen Bennett, heirs of Mary Elizabeth Bennett, of record in Instrument Number 20141020-0096426 Register's Office for Davidson County, Tennessee. Affidavits of Heirship were also recorded contemporaneously with the above deed.

Further being the same property conveyed to Anita C. Elkins and Hewitt Wayne Elkins from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, by Warranty Deed dated October 21, 2014, of record in Instrument No. 20141029-099608, Register's Office for Davidson County, Tennessee.

The said Hewitt Wayne Elkins having been the husband of Anita C. Elkins thus creating a tenancy by the entireties in the previous transaction. The said Hewitt Wayne Elkins predeceased Anita C. Elkins in death on April 12, 2022, leaving Anita C. Elkins as sole tenant, in fee simple.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **375 Deer Lake Drive, Nashville, TN 37221.**

Witness our hands, this the 10th day of October, 2025.

X Anita C. Elkins
Anita C. Elkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anita C. Elkins,** to me known (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 10th day of October, **2025.**

My Commission Expires: 3/3/2026

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026