Karen Johnson Davidson County
Batch# 1343418 DEEDWARR
11/10/2025 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $673.40
20251110-0089726

WARRANTY DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-32688-25

TISHA BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of Nov, 2025

NOTARY PUBLIC

My commission expires: 11.28.26

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
Debra Anne Farr 377 Deer Lake Drive, #377 Nashville, TN 37221	Same address as new owner	142-03-0A-377-00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY TWO THOUSAND AND 00/100 Dollars ($182,000.00) 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, **DEBRA ANNE FARR**, 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. 377 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, 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, Bylaws and the Rules and Regulations adopted pursuant to the Bylaws are incorporated in this deed by reference and made a part hereof the same as though copied herein verbatim.

Being part of the same property conveyed to Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, from Tennessee Baptist Adult Homes, Inc., by Quitclaim Deed dated November 4, 2025, and recorded November 4, 2025, in Instrument Number 20251104-0088023, said Register's Office.

Being the same property conveyed to Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, from Kenneth Shane Arnold, Trustee of the Irrevocable Income-only Trust of James F. Henson, Jr. by Warranty Deed dated November 21, 2023, and recorded November 27, 2023, in Instrument Number 20231127-0091228, said Register's Office.

Being the same property conveyed to Kenneth Shane Arnold, Trustee of the Irrevocable Income-Only Trust of James F. Henson, Jr. from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, by Warranty deed dated June 12, 2009, and recorded June 16, 2009, in Instrument Number 20090616-0056089, 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: 377 Deer Lake Drive, #377, 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 7th day of November, 2025

GRANTOR(S)

Deer Lake Retirement Association, Inc., a Tennessee Corporation

By: Dorothy M. Coltharp
Dorothy Coltharp, Interim President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and seal, this the 7th day of November, 2025.

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Notary Public

Tisha C Baldwin
Printed Notary Name

My commission expires: 10.28.26

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 11/7/25 (date of document).

11/7/25
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 11/7, 2025.

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