This instrument was prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24983-DJ

Karen Johnson Davidson County
Batch# 1349768 DEEDWARR
11/21/2025 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $640.10
20251121-0093202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $173,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of November, 2025.

MARY MELLO
Commission # HH 400055
Expires September 18, 2027

Notary Public
My Commission Expires: _____

Address New Owner	Send Tax Bills To:	Map-Parcel Number
Claudine Bichet 381 Deer Lake Dr. Nashville, TN 37221	New Owner	142-03-0A-381-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Timothy Warren Morris, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Claudine Bichet, single** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit 381, together with the appurtenant interest in the common elements of Deerlake Retirement Community, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed establishing a horizontal property regime For Deerlake Retirement Community, of record in Book 5097, page 529, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan of Deer Lake, a retirement community, of record in Book 5050, pages 62 and 63; as amended in Book 5242, page 872, said Register's Office. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Deerlake Retirement Community provided in said Master Deed, together with the By-Laws as recorded and amended, the aforementioned site-plan as recorded and amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Timothy Warren Morris, unmarried by Warranty Deed from Leanne Brown, unmarried, dated August 20, 2015, recorded August 26, 2015, of record in Instrument No. 20150826-0086594, Register's Office for Davidson County, Tennessee.

This is improved property located at: **381 Deer Lake Drive, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2026 and thereafter, a lien not yet due and payable. The 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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 is 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of November, 2025.

GRANTOR:

Timothy Warren Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Timothy Warren Morris, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of November, 2025.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-22-2025

202511210093202

Tennessee Certification of Electronic Document

I, Maile Gentry, 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 November 14, 2025 (date of document).

Affiant Signature

November 18, 2025

Date

State of Florida

County of Palm Beach

Sworn to and subscribed before me this 18th day of November, 2025.

MARY MELLO
Commission # HH 400055
Expires September 18, 2027

Mary Mello
Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL