WARRANTY DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-35804-25

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2025

NOTARY PUBLIC

My commission expires: 9/19/28

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
Dora Baird and Wayne Ferrell 386 Deer Lake Drive Nashville, TN 37221	Same address as new owner	142-03-0A-386-00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY THOUSAND AND 00/100 Dollars ($180,000.00) 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, **WAYNE FERRELL AND DORA BAIRD, HUSBAND AND WIFE,** 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:

Being a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

Unit No. 386 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. The purchasers by acceptance hereof expressly assume and agree to be bound by and comply with 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. The purchasers further specifically acknowledge that their right to transfer ownership of the above-described apartment unit or to lease said unit is subject to certain options and restrictions contained in the Master Deed and Bylaws.

Being part of the same property conveyed to Deer Lake Retirement Association, Inc. 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 Mark Steven Nuhn, unmarried, by Warranty Deed dated March 7, 2024, and recorded March 8, 2024, in Instrument Number 20240308-0016124, said Register's Office.

Being the same property conveyed to Mark Steven Nuhn from Mark Steven Nuhn, Danielle Sue Costill, and Bradford Cole Nuhn, being the sole heirs at law of Dona Irene Myers, by Quitclaim Deed dated July 17, 2015, and recorded July 28, 2015, in Instrument Number 20150728-0074085, said Register's Office. Reference is hereby made to an Affidavit of Heirship as to the Heirs of Dona Irene Myers dated July 17,

Karen Johnson Davidson County
Batch# 1359091 DEEDWARR
12/17/2025 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20251217-0100480
20251217010048O

2015, and recorded July 28, 2015, in Instrument Number 20150728-0074084, said Register's Office.

Being the same property conveyed to Dona Irene Myers from Helen O. Adams, unmarried, by Warranty Deed dated April 10, 2006, and recorded April 17, 2006, in Instrument Number 20060417-0043148, 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: 386 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 15th day of December, 2025

GRANTOR(S)

Deer Lake Retirement Association, Inc., a Tennessee Corporation

By: Dorothy 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 15TH day of DECEMBER, 2025.

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

Notary Public

JAMESON B BALDWIN
Printed Notary Name

My commission expires: 9/19/28

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 Dec 15, 25 (date of document).

Jennifer L Pennell

Dec 16, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Dec 16, 2025.

Heidi Rae Berryhill

Notary's Signature

My Commission Expires: _____

Notary's Seal

