This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-9523-SL

Karen Johnson Davidson County
Batch# 1443233 DEEDWARR
07/08/2026 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20260708-0061516

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of July, 2026.

Notary Public
My Commission Expires: 6/20/29

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-20-2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Regina Berrell and William Berrell 1105 David Dr Franklin, TN 37069	The New Owner	142 03 0A 413.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Grace Whitlow, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Regina Berrell and William Berrell, wife and husband** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land located in Davidson County, Tennessee, Unit No. 413 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 5521, Page 853, 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, Assignment of Rights recorded in Instrument No. 20251105-0088107 and Amended and Restated Bylaws recorded in Instrument No. 20251118-0091617, 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 herein by reference and made a part hereof the same as though copied herein verbatim.

Being the same property conveyed to Grace and Stan Whitlow, as husband and wife, by Warranty Deed from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, of record in Book 11721, Page 983, in the Register's Office of Davidson County, Tennessee, dated October 27, 1999 and recorded on October 29, 1999. The said Stan Whitlow died on March 10, 2020, leaving Grace Whitlow as surviving tenant by the entirety.

This is improved property located at: **413 Deer Lake Drive, Nashville, TN 37221**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee 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 Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, 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 7th day of July, 2026.

GRANTOR:

Grace Whitlow

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Grace Whitlow, the within named bargainor(s), 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 7th day of July, 2026.

Notary Public
My Commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 2/27/2029
COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Emma Howard, 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 7/7/2026 (date of document).

Affiant Signature

7/7/2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 7 day of July, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL

202607080061516