Karen Johnson Davidson County
Batch# 1459520 DEEDWARR
08/14/2026 08:34:30 AM 4 pgs
Fees: $23.00 Taxes: $806.60
20260814-0075812

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $218,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of August, 2026.

Notary Public

My commission expires: 11/15/28

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Angela Pike	**New Owner**	**142-03-0A-324.00CO**
324 Deer Lake Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Ginger L. Fowlkes, an unmarried woman,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Angela Pike, as her sole and separate property,

HEREINAFTER CALLED THE GRANTEE, THEIR HER AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 324 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 5298, Page 717, 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 all of the property conveyed to Ginger L. Fowlkes, an unmarried woman, by deed from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, of record in Instrument No. 20161206-0128137, dated December 1, 2016, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantee.

M&H File #: **25-592**

b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 5050, Pages 62 and 63, amended in Book 5343, Page 413, Register's Office for Davidson, Tennessee.
c. Easement to Harpeth Valley Utilities District of record in Book 7542, Page 230, Book 8626, Page 850 and Instrument No. 20040511-0053727, in the Register's Office for Davidson County, Tennessee.
d. Charter for Deer Lake Retirement Association of record in Book 5145, Page 462, in the Register's Office for Davidson County, Tennessee.
e. Assignment of Rights of record in Instrument No. 20251105-0088107, in the Register's Office for Davidson County, Tennessee.
f. .Master Deed of record in Book 5097, Page 529, Register's Office for Davidson County, Tennessee.
g. By Laws of record in Book 5141, Page 82, amended in Book 5154, Page 834, Book 5168, Page 668, Book 7556, Page 354, amended and restated in Instrument No. 20251118-0091617, Register's Office for Davidson County, Tennessee.
h. Subject to rights of others in and to common areas/elements.
i. Subject to lien for special assessment contained in DCCR's/Master Deed.
j. Subject to HOA dues- if any.
k. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Attached to this instrument as Exhibit A is a Certificate of Waiver evidencing that the Deer Lake Retirement Association declined to exercise its option to purchase the within unit as is set out in Article 11 of the Bylaws.

This is improved property known as 324 Deer Lake Drive, Nashville, TN 37221.

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 that I am 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 do further covenant and bind myself my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 10th day of August, 2026.

GINGER L. FOWLKES BY ATTORNEY IN FACT
Ginger L. Fowlkes by Robert Scott Fowlkes, her
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert Scott Fowlkes, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Ginger L. Fowlkes for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Ginger L. Fowlkes, and is authorized by Ginger L. Fowlkes, to execute this instrument on her behalf.

Witness my hand, at office, this 10th day of August, 2026.

A. Scott Hubbard

Notary Signature
My commission expires: 10-21-28

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **25-592**

Exhibit A

This Instrument Prepared By:
Scott D. Weiss, Esq., CCAL
Kaman & Cusimano, LLC
9020 Overlook Blvd., Suite 314
Brentwood, TN 37027

Certificate of Waiver

I, Dorothy Coltharp, after being duly sworn, says as follows:

I am the current president of Deer Lake Retirement Association, Inc ("Deer Lake"). In my capacity as such president, I certify in accordance with Deer Lake Bylaw 11.5 that Deer Lake has released and waived its option to purchase Deer Lake Unit 324 in connection with the sale of that unit by Ginger L. Fowlkes. This release and waiver of Deer Lake's option to purchase Unit 324 shall not be deemed a release or waiver with respect to any other transaction, whether relating to the same or other units.

Dated this 12 day of December 2025

Dorothy Coltharp
Dorothy Coltharp

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand and official seal at Brentwood, Williamson County, Tennessee, this 12 day of December, 2025.

My commission Expires:

Notary Public

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 8/10/26.

Affiant Signature – Joshua A. Terry

8/11/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/11/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27