Karen Johnson Davidson County
Batch# 1462229 DEEDWARR
08/20/2026 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20260820-0077475

WARRANTY DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-41294-26

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 $175,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2026

NOTARY PUBLIC

My commission expires: 7/19/28

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
Joseph Foster and Jana Foster 385 Deer Lake Drive Nashville, TN 37221	Same address as new owner	142-03-0A-385-00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($175,000.00) 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, **JAMES BORITZKI AND DEBRA BORITZKI, A MARRIED COUPLE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOSEPH FOSTER AND JANA FOSTER**, 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:

Lying and being in Davidson County, Tennessee, and being Unit No. 385 in Deer Lake Retirement Community, a horizontal property regime located on Hicks Road at Highway 70 South, Nashville, Davidson County, Tennessee 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, Registers 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 Community of record in Book 5141, Pages 82 through 118 of the Registers Office for Davidson County, Tennessee to which reference is hereby made for 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, by-laws and the regulations adopted pursuant to the bylaws are incorporated in this deed by reference and made a part thereof 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 obligations to pay monthly assessments for the maintenance and operations of Deer Lake Retirement Community in accordance with the Master Deed and Bylaws.

Being the same property conveyed to James Boritzki by Quitclaim Deed from Kaye Frensley, Diane Wood, heirs of Mary Boritzki, and Kaylnn Boritzki, and Kenneth L. Boritzki, heirs of Kenneth Boritzki, dated _____, recorded 8/20/26 in Instrument No. 202608200077474, said Register's Office.

Being the same property conveyed to Mary D. Boritzki, an unmarried woman, and Debra Boritzki, a married woman, from Federal Home Loan Mortgage Corporation, by its duly authorized attorney-in-fact, National Default REO Services, a Delaware limited liability company, dba First American Asset Closing Services, by Special Warranty Deed dated May 4, 2009 and recorded June 24, 2009 in Instrument #20090624-0058538, said Register's Office. The said Mary D. Boritzki has since deceased as of

December 23, 2025, intestate, leaving her heirs-at-law to be Kaye Frensley, Diane Wood, James Boritzki, and Kenneth G. Boritzki as evidenced by Affidavits of Heirship of record in Instrument No. –202608200077471 _____, and –202608200077472 _____ said Register's Office. The said Kenneth G. Boritzki predeceased Mary D. Boritzki as of October 2, 2006, intestate, leaving his heirs-at-law to be Kalynn Boritzki and Luke Boritzki, as evidenced by Affidavit of Heirship of record in Instrument No. –202608200077473–, 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: 385 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 31st day of July, 2026

GRANTOR(S)

James Boritzki

Debra Boritzki

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, James Boritzki and Debra Boritzki, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of July, 2026

Notary Public

Tisha C. Baldwin

Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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 July 31, 26 (date of document).

Jennifer Pennell

Aug 17, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Aug 17, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 23, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal