Karen Johnson Davidson County
Batch# 900719 DEEDWARR
08/09/2022 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220809-0090421

WARRANTY DEED

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF AUGUST, 2022

Julie Bailey
Notary Public

MY COMMISSION EXPIRES: 9-2-2024

(AFFIX SEAL)

MST 2022-1123

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander R. Blazek	LOANDEPOT.COM, LLC	149-02-0F-011.00-CO
(NAME)	(NAME)	
120 Shiaway Court	26642 Towne Centre Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Foothill Ranch, CA 92610	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ryan Prewett, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexander R. Blazek, a single man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, Described as Follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 11 on the Plan of Raven's Retreat formerly Vale Ridge Townhomes as described in Exhibit "B" and the declaration of covenants, conditions and restrictions for Raven' s Retreat of record as Instrument No. 20120606-0049559, together with all interest appurtenant to said unit as described therein.

Being the same property conveyed to Ryan Prewett, single man by Warranty deed from J2K Builders, LLC of record in Instrument No. 20140422-0033441 Register's Office for Davidson County, Tennessee, dated April 17, 2014 and recorded on April 22, 2014.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Raven's Retreat, a Horizontal Property Regime With Private Elements, with the By-Laws of Raven's Retreat Owners Association appended thereto as Exhibit "C" of record in Instrument No. 20120606-0049559, as amended in Instrument No. 20141024-0098102, Register's Office for Davidson County, Tennessee. Charter for Raven's Retreat Owners Association of record in Instrument No. 20120713-0061782, in the Register's Office for Davidson County, Tennessee. Conveyance of common area to Raven's Retreat Owners Association of record in Instrument No. 20141024-0098099, in the Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of Raven's Retreat formerly Vale Ridge Townhomes attached as an Exhibit to the Declaration of Covenants, Conditions and Restrictions for Raven's Retreat, of record in Instrument No. 20120606-0049559, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Vale Ridge

Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20110818-0064149, with By-Laws of Vale Ridge Townhome Owners Association appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee. Charter for Vale Ridge Townhome Owners Association of record in Instrument No. 20110818-0064150, in the Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of Vale Ridge Townhomes attached as an Exhibit to the Declaration of Covenants, Conditions and Restrictions for Vale Ridge Townhomes, of record in Instrument No. 20110818-0064149, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions and Restrictions for Vale Ridge, a Horizontal Property Regime with Private Elements of record in Instrument No. 20070312-0030453, with By-Laws of Vale Ridge Owners' Association, Inc. appended thereto as Exhibit "D", Register's Office for Davidson County, Tennessee. Charter for Vale Ridge Owners Association, Inc. of record in Instrument No. 20070312-0030452, in the Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Site Mapping Plan of Vale Ridge Townhouses attached as Exhibit "B" to the Declaration of Protective Covenants, Conditions and Restrictions for Vale Ridge, of record in Instrument No. 20070312-0030453, Register's Office for Davidson County, Tennessee.

This property, known as 120 Shiaway Court, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 8 DAY OF AUGUST, 2022.

Ryan Prewett

Andra Prewett joins this conveyance for the express purpose of relinquishing all her right, title, and interest to said property, marital or otherwise.

Andra Prewett

Andra Prewett

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Ryan Prewett and Andra Prewett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of August, 2022.

Notary Public

My commission expires: 4/24/23

Amelia Swanson State of Tennessee Notary Public (SEAL) Williamson County

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 9, 2022 (date of document).

Affiant Signature

August 9, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 9 day of August, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025