THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250550925** Karen Johnson Davidson County Batch # 1278169 DEEDWARR 05/27/2025 02 42 51 PM 2 pgs Fees $13 00 Taxes $3,392 90 20250527-0041477	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is. $917,000 00 Affiant Subscribed and sworn to before me, this 23rd day of May, 2025. Notary Public My Commission Expires: JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: Elizabeth Parkes Jones, Trustee 6315 Chickering Woods Drive Nashville TN 37215	Send Tax Bills To: SAME AS NEW OWNER	Tax Information: Tax Parcel ID No. 158 09 0A 024 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lukas Wade Colbert and Julianne Colbert, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Elizabeth Parkes Jones, Trustee of the Elizabeth Parkes Jones Revocable Living Trust U/A/D May 1st, 2024**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 12-B, together with the appurtenant interest in the common elements of CHICKERING WOODS, a horizontal property regime established by Master Deed, of record in Book 6521, Page 647, amended in Book 6912, Page 132, Book 11395, Page 823, Instrument No. 20150721-0071331, Instrument No. 20190109-0002355 and Instrument No. 20190116-0004729, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 12 on the Plan of CHICKERING WOODS of record in Plat Book 6250, Page 380, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lukas Wade Colbert and Julianne Colbert, husband and wife, by Warranty Deed from David J Pellicane, an unmarried man, of record in Instrument No. 20210316-0034684, in the Register's Office of Davidson County, Tennessee, dated March 12, 2021, and recorded on March 16, 2021

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHICKERING WOODS, as recorded in Plat Book 6250, Page(s) 380.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CHICKERING WOODS Condominium of record in Book 6521, Page 647, as being amended Book 6912, Page 132, Book 11395, Page 823; Instrument No 20150721-0071331, Instrument No. 20190109-0002355 and Instrument No 20190116-0004729; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sewer Line, recorded in Book 6525, Page 623.

Agreement as set forth in instrument recorded in Book 6525, Page 625.

License for Private Utility Occupancy of State Highway, Right of Way by Individual or Business recorded in Book 6627, Page 262.

Charter for Chickering Woods Homeowners' Association recorded as Book 6860, Page 41.

Title to that portion of the land lying below the ordinary low water mark of Otter Creek.

Easement for the flow of the waters of Otter Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Otter Creek, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Otter Creek.

This is improved property located at 6315 Chickering Woods Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular 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 23rd day of May, 2025.

Lukas Wade Colbert

Julianne Colbert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lukas Wade Colbert and Julianne Colbert, 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, at office, this 23rd day of May, 2025.

JONATHAN B HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Notary Public

My Commission Expires: _____

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-T-25-6515