WARRANTY DEED

Karen Johnson Davidson County
Batch# 1313636 DEEDWARR
08/22/2025 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,061.90
20250822-0067324

LL-LET-25-160

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00.

Sarah Jane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 2025.

Elizabeth J. Barnes
Notary Public

MY COMMISSION EXPIRES: 11-21-26
(AFFIX SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
Chase Flicek	Same	
(NAME)	(NAME)	**149-02-0F-031.00-CO**
160 Shiaway Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MERCEDES COLGROVE, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHASE FLICEK, SOLE OWNER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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:

Land in Davidson County, Tennessee, being Unit 31 on the Plan of Raven's Retreat (formerly Vale Ridge Townhomes) as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Raven's Retreat, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20120606-0049599, as amended in Instrument No. 20141024-0098102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mercedes Colgrove, an unmarried woman by Warranty Deed from Lauren A. Moody, a single woman of record in Instrument No. 20190717-0069741 Register's Office for Davidson County, Tennessee, dated June 26, 2019 and recorded on July 17, 2019.

This conveyance is subject to:
• Taxes for the year 2025, 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, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• 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, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but

does not discriminate against handicapped persons.
• 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, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• 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.
• Stormwater Detention Agreements of record in Instrument No. 20061107-0138401 and Instrument No. 20070625-0075229, in the Register's Office for Davidson County, Tennessee.
• Easement(s) for Sanitary Sewers/Storm Drainage/Water Mains/ Pumps and Appurtenances of record in Instrument No. 20061107-0138378 and Instrument No. 20061107-0138382, in the Register's Office for Davidson County, Tennessee.
• Easement Agreement of record in Book 8319, Page 761, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **160 Shiaway Court, Nashville, Tennessee 37217**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 21st DAY OF AUGUST, 2025.

Mercedes Colgrove

Mercedes Colgrove

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 21st of August, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 21, 2025.

J. Carlton Drumwright

August 21, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 21, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY