WARRANTY DEED

Karen Johnson Davidson County
Batch# 1347819 DEEDWARR
11/18/2025 04:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20251118-0092077

File #25-TC-0509-COMP

(SEAL)

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF November, 2025.

Notary Public
MY COMMISSION EXPIRES: 4/18/2026

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julie E. Arsta	New Owner	
(NAME)	(NAME)	**142 09 0F 509.00**
509 General George Patton Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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,

EMILY CHILES DRESCH, TRUSTEE OF CHILES FAMILY TRUST DATED JULY 9, 2025,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JULIE E. ARSTA, AN UNMARRIED WOMAN,

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 condominium located in Davidson County, Tennessee, being Unit No. 509 of RIVER PLANTATION, PHASE II, SECTION VIII, together with the Carport designated as 509-C on the Plan of RIVER PLANTATION, PHASE II, SECTION VIII, recorded in Plat Book 6900, Pages 514-517, as amended Plat in Book 6900, Page 654-657, et seq, in the Register's Office of Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, Pages 396, as amended By-Laws recorded in Instrument No. 20170921-0096904, Supplement and amendment recorded in Instrument No. 20180529-0051185, and amended By-Laws recorded in Instrument No. 20190501-0040495 et seq, 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 apartments, property, co-owners and tenants or RIVER PLANTATION, PHASE II, SECTION VIII, Condominium Apartments contained in the Master Deed and by-laws appended thereto, recorded in Book 7417, Pages 396-438, in the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the covenants, conditions and restrictions for the River Plantation, Section 8-11 Umbrella Association, Inc. of record in Book 7389, Page 924, in the Register's Office for said county.

Being the same property conveyed to Faye Jewell Chiles, unmarried, by Warranty Deed from Carolyn Beauchamp Gerrand, Trustee U/A/D August 31, 1998 of the Gerrand Revocable Living Trust Agreement, of record in Instrument No. 20071206-0141358, in the Register's Office of Davidson County, Tennessee, dated November 30, 2007 and recorded on December 06, 2007.

Being the same property conveyed to Emily Chiles Dresch, Laurie Chiles Barnes and Kate Chiles McGlasson, by Transfer on Death Deed from Faye Jewell Chiles, an unmarried woman, of record in Instrument No. 20220722-0084090, in the Register's Office of Davidson County, Tennessee, dated July 21, 2022 and recorded on July 22, 2022.

Being the same property conveyed to Chiles Family Trust, dated July 09, 2025, a Revocable Trust, by Quitclaim Deed from Faye Jewell Chiles, of record in Instrument No. 20250710-0054264, in the Register's Office of Davidson County, Tennessee, dated July 09, 2025 and recorded on July 10, 2025. The Said Faye Jewell Chiles died Intestate on July 24, 2025.

Emily Chiles Dresch, Laurie Chiles Barnes and Kate Chiles McGlasson join in to convey any interest they may have in said property.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.

* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER PLANTATION, PHASE II, SECTION VIII, as recorded in Plat Book 6900, Page(s) 514-517 as amended in Plat Book 6900, Page 654-657.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER PLANTATION INCLUDING PHASE II - SECTION VIII, as recorded in Plat Book 6900, Page 397 and Surveyors Certificate of Correction Plat Book 8123, Page 690.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER PLANTATION, PHASE II, SECTION VIII Condominium of record in Book 7417, Page 396, as amended By-Laws recorded in Instrument No. 20170921-0096904, Supplement and amendment recorded in Instrument No. 20180529-0051185, and amended recorded in Instrument No. 20190501-0040495; 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.* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7389, Page 924.
* Storm Water Detention Agreement as set forth in instrument recorded in Book 7344, Page 438.
* Charter for River Plantation Sections 8-11 Umbrella Association, Inc. recorded as Book 7402, Page 591.
* Common Open Space Deed recorded as Instrument No. 20090825-0079854.
* Rules and Regulations River Plantation, Section VIII, Phase II recorded in Instrument No. 20200205- 0013635, Instrument No. 20221103-0118543, Instrument No. 20230327-0021947.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **EMILY CHILES DRESCH** as Attorney-in-Fact for **LAURIE CHILES BARNES**, which Power of Attorney is recorded in Instrument Number 202511180092075, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **EMILY CHILES DRESCH** as Attorney-in-Fact for **KATE CHILES MCGLASSON**, which Power of Attorney is recorded in Instrument Number 202511180092076, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: 509 General George Patton Road, 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(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 14th day of November, 2025.

Chiles Family Trust dated July 9, 2025

By: _____
Emily Chiles Dresch, Trustee

_____
Emily Chiles Dresch

Laurie Chiles Barnes by _____, attorney in fact
Laurie Chiles Barnes, BY: Emily Chiles Dresch, as her Attorney in Fact

Kate Chiles McGlasson by _____, attorney in fact
Kate Chiles McGlasson, BY: Emily Chiles Dresch, as her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of July, 2022, before me personally appeared Emily Chiles Dresch, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of November, 2025.

_____
Notary Signature
My commission expires:

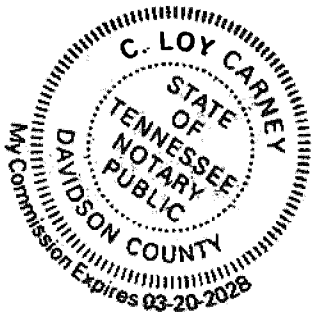
C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EMILY CHILES DRESCH**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **LAURIE CHILES BARNES**, and who acknowledged he/she/they executed the same as the free act and deed of the said **LAURIE CHILES BARNES**.

Witness my hand and official seal this **14th** day of **November, 2025**.

Notary Signature
My Commission Expires: _____

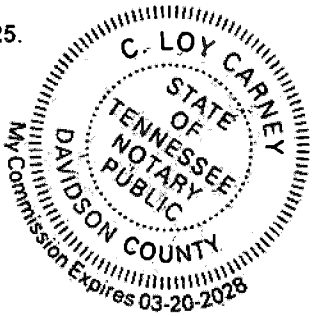


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EMILY CHILES DRESCH**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **KATE CHILES MCGLASSON**, and who acknowledged he/she/they executed the same as the free act and deed of the said **KATE CHILES MCGLASSON**.

Witness my hand and official seal this **14th** day of **November, 2025**.

Notary Signature
My Commission Expires: _____

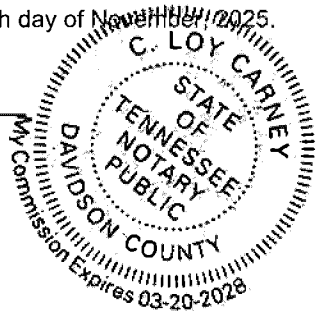


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of November, 2025, before me personally appeared Emily Chiles Dresch, Trustee of Chiles Family Trust dated July 9, 2025, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of November, 2025.

Notary Signature
My commission expires:



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 11/14/2025.

Affiant Signature – Joshua A. Terry

11/19/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/19/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27