Karen Johnson Davidson County
Batch# 1415337 DEEDWARR
05/04/2026 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20260504-0039611

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260353921**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Dickson JH The actual consideration or value, whichever is greater, for this transfer is: $319,900.00 Affiant Subscribed and sworn to before me, this 1st day of May, 2026. Notary Public My Commission Expires: 2-23-2028

JENNIFER HUDGINS NOTARY PUBLIC TENNESSEE DICKSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Crystal Roberts and Richard Sloan III 1075 General George Patton Rd Nashville TN 37221	New Owner	Tax Parcel ID No. 142-09-0D-067.00-CO

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, **Forrest Edwards, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Crystal Roberts and Richard Sloan, III, married to each other**, ("Grantees"), their successors, 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 No. 1075 on the Plan of SECTION SIX, PHASE ONE, RIVER PLANTATION CONDOMINIUM APARTMENTS, of record in Plat Book 5200, Pages 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5794, Page 526, Supplement and Amendment in Instrument No. 20050504-0050172 and Instrument No. 20080423-0041324, and Corrected by Scrivener's Affidavit in Instrument No. 20080429-0043657, and Amended to By-Laws of record in Instrument No. 20060512-0056329, Instrument No. 20100415-0028541 and Instrument No. 20230425-0030401, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to William Gene Edwards and Kristy Edwards, husband and wife, and Forrest Edwards, single by Warranty Deed from Susan Belinda Thompson Bonhotal, married of record in Instrument No. 20160202-0010280 Register's Office for Davidson County, Tennessee, dated January 29, 2016 and recorded on February 02, 2016.
Being the same property conveyed to Forrest Edwards by Quitclaim Deed from William Gene Edwards and Kristy Edwards, husband and wife of record in Instrument No. 21210602-0073762 Register's Office for Davidson County, Tennessee, dated June 01, 2021 and recorded on June 02, 2021.
Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.
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 2026, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 5200, Pages 359 and 360, , Register's Office for Davidson County, Tennessee.
All matters shown on the Plan of record in Book 5200, page 347, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5794, Page 526, as amended in Instrument No. 20050504-0050172 and Supplement and Amendment to Master Deed in Instrument No. 20080423-0041324, and corrected in Instrument No. 20080429-0043657, 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.
Amendment to By-Laws of record in Instrument Number 20060512-0056329, Instrument No. 20100415-0028541 and Instrument No. 20230425-0030401, in the Register's Office for Davidson County, Tennessee.
Charter of River Plantation Section Six Condominiums Homeowners' Association, Inc. of record in Instrument 20050415-0042393, Register's Office for Davidson County, Tennessee.
Lien of Assessments in favor of Homeowners Association as set forth in Master Deed of record in Book 5794, Page 526 and amended in Instrument No. 20050504-0050172, Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument Number 20121114-0104723, in the Register's Office for Davidson County, Tennessee.
Easement of record in Instrument Number 20230112-0002727 and amended in Instrument No. 20230714-0053914, in the Register's Office for Davidson County, Tennessee.
River Plantation Section Six Homeowners Association Board Resolution of record in Instrument Number 20231009-0079354, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1075 General George Patton Rd Nashville TN 37221

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 30th day of April, 2026.

Forrest Edwards

STATE OF Colorado)
COUNTY OF La Plata)

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

Witness my hand, at office, this 30th day of April, ~~3036~~ 2026.

Notary Public
My Commission Expires: 01-25-2028

CYNTHIA S BROWN
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20114074227
MY COMMISSION EXPIRES JAN 25, 2028

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, **Kara Critchfield** *(custodian's name)*, 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 April 30, 2026 *(date of document)*.

Kara Critchfield
Custodian's Signature

5-4-2026
Date

STATE OF TENNESSEE
COUNTY OF DICKSON

Sworn to and subscribed before me this 4th day of May, 2026.

Deanna F Wood
Notary Public

My Commission Expires: _____

DEANNA F. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 11-24-2028