THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 **Record & Return To:** First Title & Escrow Co., Inc. FTEC File No. 39374-07-2026	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $418,000.00. Affiant Subscribed and sworn to before me this 30th day of July, 2026. Notary Public My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

Karen Johnson Davidson County
Batch# 1453308 DEEDWARR
08/03/2026 02:06:30 PM 4 pgs
Fees: $23.00 Taxes: $1,546.60
20260803-0071294

WARRANTY DEED

Address New Owner: Angela Spinella Bonovich 1088 General George Patton Road Nashville, TN 37221	**Send Tax Bills To:** Same	**Tax Information:** Map and Parcel No.: 142090D08400CO

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, **Melissa Marie Merville, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Angela Spinella Bonovich, an unmarried woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1088 General George Patton Road, Nashville, TN 37221.

Subject property has never been the marital residence of Grantor.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 30th day of July, 2026.

Melissa Marie Merville

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 30th day of July, 2026.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No.1088, together with carport No. 1088-C, 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 said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Six), a horizontal property regime established by Master Deed of record in Book 5794, page 526, amended in Instrument No. 20050504-0050172, and Instrument No. 20080423-0041324, amended by Scrivener's Affidavit of record in Instrument No. 20080429-0043657, amendment to ByLaws of record in Instrument No. 20060512-0056329, amended in Instrument No. 20100415-0028541, and Instrument No. 20230425-0030404 and Instrument No. 20231009-0079354, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald B. Merville, Sr. and wife, Bobbye D. Merville, Trustees U/A/D September 3, 1997 of the Merville Joint Revocable Living Trust Agreement by Quitclaim Deed dated September 3, 1997 from Ronald B. Merville and wife, Bobbye D. Merville, of record in Instrument No. 20060403-0037232, Register's Office for Davidson County, Tennessee. The said Ronald B. Merville, Sr. and wife, Bobbye D. Merville, have both since died leaving Melissa Marie Merville as Successor Trustee U/A/D September 3, 1997 of the Merville Joint Revocable Living Trust Agreement.

Being the same property conveyed to Melissa Marie Merville by Quitclaim Deed dated October 8, 2025 from Melissa Marie Merville, Successor Trustee U/A/D September 3, 1997 of the Merville Joint Revocable Living Trust Agreement, of record in Instrument No. 20251016-0082377, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all matters of public record in the Register's Office for Davidson County, Tennessee, affecting the subject property, including but not limited to the following :

1. 2026 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation (Section Six), of record in Book 5794, page 526, amended in Instrument No. 20050504-0050172, Instrument No. 20080423-0041324, amended by Scrivener's Affidavit of record in Instrument No. 20080429-0043657, amendment to ByLaws of record in Instrument No. 20060512-0056329, amended in Instrument No. 20100415-0028541, and Instrument No. 20230425-0030404 and Instrument No. 20231009-0079354, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5200, pages 359 and 360, Register's Office for Davidson County, Tennessee.
5. Easement to USA of record in Book 2274, page 547, Register's Office for Davidson County, Tennessee.
6. Charter of River Plantation Homeowner's Association, Section Six, of record in Instrument No. 20050415-0042393, Register's Office for Davidson County, Tennessee.
7. Easement to U.S. Sprint Communication Company of record in Instrument No. 20140114-0003778, Register's Office for Davidson County, Tennessee.
8. Easement to Comcast of Nashville, I, LLC, of record in Instrument No. 20121114-0104723, Register's Office for Davidson County, Tennessee.
9. Easement to Piedmont Natural Gas Company, Inc. of record in Instrument No. 20230714-0053914, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Ashley S. Rudy, 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 7-30-26 (date of document).

Affiant Signature

Date: 7-30-26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30th day of July, 2026.

Notary's Signature
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 2/27/2029
COUNTY OF SUMNER