THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 251152780

Karen Johnson Davidson County
Batch # 1357499 **DEEDWARR**
12/12/2025 02 10 57 PM 2 pgs
Fees $13 00 Taxes $11,377 50

20251212-0099254

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,075,000 00

Affiant

Subscribed and sworn to before me, this 8th day of December, 2025

Notary Public
My Commission Expires.

ELIZABETH ANNE MINGUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 07, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To	Tax Information:
Michael C Walther II and Beverly Walther 1423 Richland Woods Ln Brentwood TN 37027	New Owner	Tax Parcel ID No. 159-06-0A-009.00-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, **Tennessee Community Property Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Beverly Walther, Trustee of the Beverly Walther Revocable Trust dated 6/8/2004 as to a fifty percent (50%) interest and Michael C. Walther, Trustee of the Michael Walther Revocable Trust dated 6/8/2004 as to a fifty percent (50%) interest**, ("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 Lot No 9 on the Plan of Richland Woods Subdivision, Cluster Lot Development, of record in Instrument No 20051128-0142574, 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 Spencer Patton and Carli Patton, Husband and Wife by Warranty Deed from Forrest D Broyles, a Married Man of record in Instrument No 20200615-0061034 Register's Office for Davidson County, Tennessee, dated June 12, 2020 and recorded on June 15, 2020

Being the same property conveyed to Tennessee Community Property Trust by Quitclaim Deed from Spencer Patton and Carli Patton of record in Instrument No 20231212-0095592 Register's Office for Davidson County, Tennessee, dated December 11, 2023 and recorded on December 12, 2023.

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 Instrument No. 20051128-0142574, 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 Instrument No 20051215-0150673, 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.
Stormwater Detention Agreement of record in Instrument No 20050526-0059724, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement in favor of Landscape and Amenity Easement of record in Instrument No 20080508-0047391, Register's Office for Davidson County, Tennessee. MC

Grant of Easement in favor of Transmission Lines of record in Instrument No 20130129-0009235, Instrument No 20130129-0009236 and Instrument No 20130313-0025015, Register's Office for Davidson County, Tennessee.

This is improved property located at 1423 Richland Woods Ln Brentwood TN 37027

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 8th day of December, 2025

Tennessee Community Property Trust

BY: _____
Michael D Sontag, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael D Sontag, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Tennessee Community Property Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

WITNESS my hand and official seal, this 8 day of December, 2025

_____
Notary Public

My Commission Expires: May 8, 2029

JENNIFER LEAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 8, 2029