(2)

Karen Johnson Davidson County
Batch # 1402439 DEEDWARR
04/07/2026 09:15:01 AM 2 pgs
Fees: $13.00 Taxes: $2,830.50
20260407-0027666

Return To: Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,000.00.

PREPARED BY ~~& RETURN TO~~:
Realty Title & Escrow Company, Inc.
111 Westwood Place, Suite 160
Brentwood, TN 37027

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 2026.

KEATON RYE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 30, 2029

Notary Public

MY COMMISSION EXPIRES:
05/30/2029
(AFFIX SEAL)

02-NSH26-10856

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nathan Jeffrey Richter and Lacy Richter 509 Clear Spring Court Brentwood, TN 37027	United American Mortgage Corporation 3198 Airport Loop Drive, Suite F Costa Mesa, CA 92626	171-08-0A-127.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ruth A. Palet, Trustee under agreement dated October 9, 1996 of the Palet Joint Revocable Living Trust Agreement, and any Successors in Trust, and any amendments thereto**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nathan Jeffrey Richter and Lacy Richter, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 127 of Cottonport Plantation, Phase I, of record in Plat Book 6900, Page 529 and 530, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Louis A. Palet and wife, Ruth A. Palet, Trustees under agreement dated October 9, 1996 of The Palet Joint Revocable Living Trust Agreement, and any Successors in Trust, and any amendments thereto by Warranty Deed from Ben R. Alford and wife, Sheridan D. Alford of record in Book 11417, Page 577, Register's Office for Davidson County, Tennessee, dated March 31, 1999 and recorded on April 06, 1999. Said Louis A. Palet having died on or about January 1, 2018 leaving his wife, Ruth A. Palet as surviving sole Trustee. See Certification of Trust of record in Instrument No. 20260407-0027665, said Register's Office. The said, Palet Joint Revocable Living Trust Agreement under agreement dated October 9, 1996 is one and the same Trust and also known as The Louis A. Palet and Ruth A. Palet Joint Revocable Living Trust Agreement dated October 9, 1996.

Map/Parcel 171-08-0A-127.00-CO

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 509 Clear Spring Court, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 2nd day of April, 2026

By: Ruth A. Palet
Ruth A. Palet, Trustee under agreement dated October 9, 1996 of the Palet Joint Revocable Living Trust Agreement, and any Successors in Trust, and any amendments thereto

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Ruth A. Palet, Trustee under agreement dated October 9, 1996 of the Palet Joint Revocable Living Trust Agreement, and any Successors in Trust, and any amendments thereto, the within named bargainor, 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 2nd day of April, 2026.

W. Brad Lehman
Notary Public
My Commission expires: 8/19/2028

