Karen Johnson Davidson County
Batch# 1402667 DEEDWARR
04/07/2026 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20260407-0027976

WARRANTY DEED

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd day of April, 2026 .

Notary Public

My Commission Expires: 12/19/28

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Ruth A. Palet, Trustee of The Louis A. Palet and Ruth A. Palet Joint Revocable Living Trust Agreement	NEW OWNER	160-15-0C-009.00 CO
5601 Cloverland Drive		
Brentwood, TN 37027		

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Lesli Oliver Wright, Conservator of Mary Goff, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ruth A. Palet, Trustee of The Louis A. Palet and Ruth A. Palet Joint Revocable Living Trust Agreement, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 118 in Cloverland Hall, a Horizontal Property Regime, located at the corner of Old Hickory Boulevard, Cloverland Drive and Valley View Road, Brentwood, Davidson County, Tennessee, as shown on the plat of Cloverland Hall, recorded in Instrument No. 20021101-0134432, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Instrument No. 20021105-0135643, Register's Office for Davidson County, Tennessee, to which document reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Cloverland Hall, Condominium Apartments, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No. 20021105-0135643, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Michael L. Goff, Sr. and wife, Mary R. Goff by deed from Haury and Smith Contractors, Inc., dated 7/2/04 and filed for record in Instrument No. 20040712-0082195, Register's Office for Davidson County, Tennessee. Michael L. Goff having since died 7/2/17, leaving Mary R. Goff as the surviving tenant.

Lesli Oliver Wright was appointed Conservator of Mary Goff by Order Appointing Conservator in Case No. 25P1470, in the Second Circuit Court for Davidson County, Tennessee, Probate Division. Order Approving Contract, filed in Docket No. 25P1470, in the Second Circuit Court for Davidson County, Tennessee, Probate Division.

Mary R. Goff and Mary Goff are one and the same person.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

Subject to all matters as shown on plat of record in Instrument No. 20021101-0134432, said Register's Office.

Subject to Master Deed of record in Instrument No. 20021105-0135643, as amended in Instrument No. 20090714-0065770, and Instrument No. 20210727-0100859, Register's Office for said County.

Subject to Stormwater Detention Agreement of record in Instrument No. 20020925-0116817, Register's Office for said County.

Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7868, page 956, Register's Office for said County.

Subject to Easement to the State of Tennessee of record in Instrument No. 20210825-0114592, Register's Office for said County.

Taxes for the year 2026 are a lien, not yet due and payable and subsequent years.

This is unimproved X improved property, known as 5601 Cloverland Drive, #118, 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 and assigns forever; and we do covenant with the said GRANTEES 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 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 30th day of ~~April~~ March, 2026.

Conservatorship of Mary Goff

By Lesli Oliver Wright conservator
Lesli Oliver Wright, Conservator

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lesli Oliver Wright as Conservator of Mary Goff, 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 and who further acknowledged that she is the Conservator of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

Notary Signature
My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

CERTIFICATE OF AUTHENTICITY

I, Cassie Pulley, 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 4/2/26.

Cassie Pulley

Affiant Signature

Date: 4/2/26

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 2nd day of April, 2026.

Katherine Lee

Notary Public

My commission expires: 8/24/27

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.