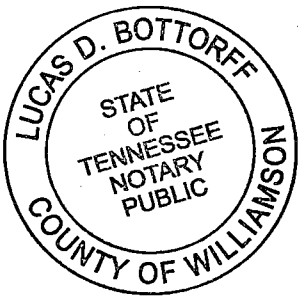


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 0 .

Thomas A. Richmond
Affiant

Subscribed and sworn to before me this 10th day of August, 2026.

Notary Public

My commission expires: 06/18/28

THIS INSTRUMENT PREPARED BY:
Lucas D. Bottorff, BPR #31036
Mill Creek Legal, PLLC
7271 Nolensville Road
Nolensville, TN 37135

Karen Johnson Davidson County
Batch # 1459819 DEEDQC
08/17/2026 08:30:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260817-0076255

EXECUTOR DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James E. Richmond **Thomas A. Richmond**	**New Owner**	
1018 Dortch Lane		**187-09-0A-240.00-CO**
Nolensville TN 37135		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I, THOMAS A. RICHMOND, ACTING IN MY CAPACITY AS EXECUTOR OF THE ESTATE OF SHIRLEY J. RICHMOND, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO THOMAS A. RICHOMOND AND JAMES E. RICHMOND, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

land in Davidson County, Tennessee, being Lot No. 240 on the Plan of Phase Nine, Section Two, Burkitt Village SP Subdivision of record in Plat at Instrument No. 20180208-0012957, in the 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 ~~Shirley~~ Shirley **J. Richmond, an unmarried woman** by

Warranty Deed from **Deanna A. Moore, an unmarried woman** of record in Instrument No. 20250207-0009631 Register's Office for Davidson County,
This is improved property located at 4008 Liberton Way, Nolensville, TN

Grantor executes this Deed pursuant to the authority granted to the Executor to convey real property as contained in the Will Of Shirley J. Richmond, of record in Case No. 26P37, 7th Circuit Court, Davidson County, Tennessee, Probate Division.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE that GRANTOR, in his capacity as EXECUTOR (and not individually) is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and that GRANTOR, in his capacity as EXECUTOR (and not individually) does further covenant and bind himself to warrant and forever defend the title to the said land to the said GRANTEE, his 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(s) this 10th day of August, 2026

Thomas A. Richmond

Thomas A. Richmond, as Executor of the Last Will and Testament of Shirley J. Richmond.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas A. Richomond, Executor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein, being authorized to do so by the terms of the Last Will of Shirley J. Richmond.

Witness my hand, at office, this 10th day of August, 2026.

Notary Public

My Commission Expires: 06/18/28

LUCAS D. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON