This Instrument Prepared By:
ROBERT M. PAUTIENUS III, ESQ.
FIDELIS LAW, PLLC
1585 Mallory Lane, Suite 104
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson Davidson County
Batch# 670036 DEEDQC
07/02/2021 09:24:15 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20210702-0089805

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
FRANK J. EBEL III		8DA-48490
810 Russleo Drive	SAME	Map 102-8
Nashville, Tennessee 37209		Parcel 94

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409(a)(3)(G).

LAURA JEAN EBEL ROBERSON, Death Trustee for
EBEL LIVING TRUST dated December 9, 1996

Sworn to and subscribed before me this June 29, 2021.

Notary Public

My Commission Expires:

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 12-08-2024

DEATH TRUSTEE'S DEED

KNOW ALL PERSONS BY THESE PRESENTS, that LAURA JEAN EBEL ROBERSON is the duly appointed Death Trustee for the EBEL LIVING TRUST dated December 9, 1996, and any amendments thereto (the "Trust"), evidenced by the attached **Exhibit A**, Certificate of Trust for the EBEL LIVING TRUST.

THEREFORE FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, LAURA JEAN EBEL ROBERSON, Death Trustee for the EBEL LIVING TRUST, has this date bargained and sold, and does hereby transfer, quitclaim, release and convey any and all interest in which the Trust owns, to FRANK J. EBEL III, his heirs and assigns, in that certain tracts or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 285 on the Plan of Section "G", Horton Heights, as of record in Book 2133, Page 85, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Russleo Drive, common corner of Lots Nos. 284 and 285 on said Plan; thence along the northerly margin of said Drive in a westerly direction 21 feet to a point; thence continuing along said margin of Drive, westerly 225.8 feet to a point, thence northerly 185.9 feet to a point; thence easterly 127.4 feet to a point; thence southerly 229 feet to a point of beginning.

Being the same property conveyed to FRANK J. EBEL JR and ISOBEL M. EBEL, Trustees of the EBEL LIVING TRUST dated December 9, 1996, and any amendments thereto, by FRANK J. EBEL JR. and wife, ISOBEL M. EBEL, by Quitclaim Deed of record in Book 10290 Page 30, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

The foregoing description is taken from the prior deed of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

This is improved property known as: 810 Russleo Drive, Nashville, Tennessee 37209.

WITNESS MY HAND this June 29, 2021.

EBEL LIVING TRUST dated December 9, 1996

Laura Jean Ebel Roberson

LAURA JEAN EBEL ROBERSON, Death Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LAURA JEAN EBEL ROBERSON, with whom I am personally acquainted, who supplied the Certificate of Trust evidencing she is the duly appointed DEATH TRUSTEE for the EBEL LIVING TRUST dated December 9,1 996, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 29th day of June, 2021.

NOTARY PUBLIC

My Commission Expires:

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 12-08-2024

EXHIBIT A

Certificate of Trust

The undersigned Trustee hereby certifies the following:

1. This Certificate of Trust refers to the EBEL LIVING TRUST, dated December 9, 1996, and the First Amendment and Restatement dated April 12, 1999, executed by FRANK J. EBEL JR. and ISOBEL MOODIE EBEL as Trustors.

2. The address of the Trust is: 810 Russleo Drive
Nashville, Tennessee 37209

3. The initial Trustees of the Trust were: FRANK J. EBEL JR. and ISOBEL MOODIE EBEL

4. ISOBEL MOODIE EBEL, an initial Trustor and Trustee, passed away on February 9, 2011. FRANK J. EBEL JR., the surviving Trustor and Trustee passed away on April 24, 2021. Pursuant to the terms of the Trust, Article 3, the Death Trustee appointed for the EBEL LIVING TRUST is: LAURA JEAN EBEL ROBERSON.

5. The Trustees under the Trust Agreements are authorized to acquire, sell, convey, encumber, lease, borrow, manage and otherwise deal with interests in real and personal property in the Trust name. All powers of the Trustees are fully set forth in Article Fourteen of the EBEL LIVING TRUST.

6. The Trust has not been revoked and there have been no amendments limiting the powers of the Trustees over trust property.

7. The Trust is irrevocable.

8. No person or entity paying money to or delivering property to the Trustee shall be required to see to its application. All persons relying on this document regarding the Trustee(s) and their powers over trust property shall be held harmless for any resulting loss or liability from such reliance. A copy of this Certificate of Trust shall be just as valid as the original.

The undersigned certify that the statements in this Certificate of Trust are true and correct and that it was executed on June 29, 2021.

Death Trustee for the EBEL LIVING TRUST
Dated December 9, 1996:

Laura Jean Ebel Roberson
LAURA JEAN EBEL ROBERSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

This Certificate of Trust instrument was acknowledged before me on June 29, 2021, by LAURA JEAN EBEL ROBERSON, in her capacity as Death Trustee for the EBEL LIVING TRUST dated December 9, 1996.

Notary Public
My Commission Expires:_____

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 12-08-2024