This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

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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.

Karen Johnson Davidson County
Batch# 738929 DEEDWARR
10/19/2021 08:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211019-0139957

New Owner:	**Send Tax Bill:**	**Map/Parcel**
BERNARD N. MULLER III, Trustee ELIZABETH F. MULLER, Trustee MULLER REVOCABLE LIVING TRUST dated April 22, 2021 5568 TROUSDALE DRIVE BRENTWOOD, TENNESSEE 37027	SAME	160-14-0-001.00

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][F]).

AFFIANT

Sworn to and subscribed before me this 18th day of October, 2021.

Notary Public

My Commission Expires: 10/26/2025

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMM. EXPIRES 10/26/2025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, BERNARD N. MULLER III, and ELIZABETH F. MULLER, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in DAVIDSON County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to BERNARD N. MULLER III and ELIZABETH F. MULLER, TRUSTEES of the MULLER REVOCABLE LIVING TRUST, dated April 22, 2021, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto

belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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.

WITNESS OUR HANDS this 8th day of October, 2021.

By: _____
BERNARD N. MULLER III

_____
ELIZABETH F. MULLER

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 BERNARD N. MULLER III and ELIZABETH F. MULLER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8th day of October 2021.

_____
NOTARY PUBLIC

My Commission Expires: 01-26-2025

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES 01/26/2025

Exhibit A

Property Description

Said property is described to wit:

Being Lot No. 1 on the Plan of Brenthurst Subdivision as of record in Plat Book 5200, Page 492, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Lovier by deed from James L. Lovier, Executor of the Estate of Ruby Sue Christian A/K/A Ruby M. Christian of record in Instrument Number 20110118-0004861, Register's Office for Davidson County, Tennessee. Previously conveyed to Ruby M. Christian, unmarried by Warranty Deed dated 08/04/94 and recorded 08/09/94 in Book 9432, Page 1, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to BERNARD N. MULLER III and ELIZABETH F. MULLER, husband and wife, by Warranty Deed of record from JAMES L. LOVIER in instrument number 20110412-0028135 Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the previously recorded deed.

This conveyance is subject to any and all existing easements and restrictions of record, including, but not limited to, the following:

Subject to all matters as shown on Plan of record in Plat Book 5200, Page 492, Register's Office for Davidson County, Tennessee. Amended in Plat Book 6316, Page 113, Register's Office for Davidson County, Tennessee. Easements of record in Instrument No. 20100426-0031493, said Register's Office. 2010 Davidson County Taxes were PAID 10/26/10 in the amount of $1,872.98 for Map/Parcel 16014000100 Charter of Brenthurst HOA as recorded in Book 6897, Page 861, Register's Office for Davidson County, Tennessee. Deed to Brenthurst HOA of record in Book 6893, page 80, said Register's Office.

This is improved property known as 5641 Kristin Lane, Brentwood, Tennessee 37027.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 10-14-2021 (date of document).

James M. Adcox III
Signature

10-14-2021
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 14th day of October, 2021.

Stacy Boyett
Notary Signature

My Commission Expires: 2-19-2023

STACY BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY