WARRANTY DEED

Karen Johnson Davidson County
Batch# 857415 DEEDWARR
05/18/2022 08:21:30 AM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20220518-0057126

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $425,000.00

AFFIANT

Subscribed and sworn to me on the 6th day of May, 2022.

NOTARY PUBLIC

My Commission Expires: 6/8/25

THOMAS N JONES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
(615) 794-0807

NAME / ADDRESS OF NEW OWNER:	*SEND TAX BILLS TO:*	*MAP – PARCEL#*
Catherine McCloskey Jack M. Friday Theresa M. Friday 5641 Kristin Lane Brentwood, TN 37027	Same as New Owner	160-14-0-001.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Elizabeth F. Muller, Trustee of the Muller Revocable Living Trust, dated April 22, 2021 (hereinafter called "GRANTOR")**, has

bargained and sold and by these presents does transfer and convey unto **Catherine McCloskey, Jack M. Friday, and Theresa M. Friday as Tenants in Common with right of survivorship (hereinafter called "GRANTEES")**, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee and being described as 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 Bernard N. Muller III and Elizabeth F. Muller, husband and wife, by Warranty Deed from James L. Lovier of record in instrument number 20110412-0028135, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Bernard N. Muller III and Elizabeth F. Muller, Trustees of the Muller Revocable Living Trust, dated April 22, 2021, by Warranty Deed from Bernard N. Muller III and Elizabeth F. Muller, husband and wife, of record in Instrument Number 20211019-0139957, Register's Office for Davidson County, Tennessee. The said Bernard N. Muller III became deceased on February 7, 2022, leaving Elizabeth F. Muller as the sole Trustee of the Muller Revocable Living Trust, dated April 22, 2021.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 County taxes which are now a lien but not yet due and payable. Taxes which have been prorated by the parties and payment will be the sole responsibility of the Grantee when they become due and payable.
2. Any and all matters as shown on Plan of record in Plat Book 5200, Page 492, and amended in Plat Book 6313, Page 113, Register's Office for Davidson County, Tennessee.
3. Easement of record in Instrument No. 20100426-0031493, Register's Office for Davidson County, Tennessee.
4. Charter of Brenthurst HOA as recorded in Book 6897, Page 861, Register's Office for Davidson County, Tennessee.
5. Deed to Brenthurst HOA of record in Book 6893, page 80, Register's Office for Davidson County, Tennessee.
6. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 5641 Kristin Lane, Brentwood, Tennessee 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 forever, and Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees 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.

Executed on this 6th day of May, 2022.

GRANTOR:

THE MULLER REVOCABLE LIVING TRUST
Dated April 22, 2021

Elizabeth F. Muller

Elizabeth F. Muller
Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared Elizabeth F. Muller, to me known or proved to me on the basis of satisfactory evidence and acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Muller Revocable Living Trust dated April 22, 2021, is authorized by The Muller Revocable Living Trust dated April 22, 2021 or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of The Muller Revocable Living Trust dated April 22, 2021.

Witness my hand and official seal on this 6th day of May, 2022.

NOTARY PUBLIC

THOMAS N JONES
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 6-10-23

I, Thomas N. Jones, 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 May 6, 2022 (date of document).

Thomas N. Jones
Date: May 6, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 6th day of May, 2022.

Leigh Anne Sailors
Notary Public

My Commission Expires: 8-7-22

