Karen Johnson Davidson County
Batch# 1367679 DEEDWARR
01/08/2026 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20260108-0001883

WARRANTY DEED

SARAH HAZLEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December, 2025.

Sarah Hazlewood
Notary Public

MY COMMISSION EXPIRES: 9-7-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Mark Ebb and Hannah Ebb	Keybank National Association	160 11 0 003.00
(NAME) 5568 Trousdale Dr	(NAME) 127 Public Square	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Cleveland, OH 4414-BD6	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Donna M. Wright, Trustee of the Muller Revocable Living Trust, dated April 22, 2021, and any amendments thereto**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Mark Ebb and Hannah Ebb, husband and wife**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of PHASE 1, HEARTHSTONE, as of record in Plat Book 5200, Page 218 as amended in Book 6001, Page 331, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

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, as tenants by the entireties, by Warranty Deed from Bernard N. Muller III, and Elizabeth F. Muller, husband and wife, of record in Instrument No. 20210429-0057801, in the Register's Office of Davidson County, Tennessee, dated April 22, 2021, and recorded on April 29, 2021. The said Bernard N. Muller III died on February 07, 2022, then Elizabeth F. Muller died on October 02, 2025.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1, HEARTHSTONE, as recorded in Plat Book 5200, Page 218 as amended in Book 6001, Page 331.
Declaration of Covenants, Conditions and Restrictions recorded in Book 7053, Page 982 as amended in Book 9945, Page 958.
Covenants, Conditions and Restrictions as set forth in Restrictions and Covenants recorded in Book 5409, Page 485 and Book 5479, Page 422.
Easement for Sanitary Sewers, recorded in Book 5666, Page 679 and Book 5715, Page 217.
Charter for Hearthstone Common Facilities Association, Inc. recorded as Book 6995, Page 646.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 5568 Trousdale Dr, Brentwood, TN 37027
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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.

Effective the 23 day of December, 2025.

Muller Revocable Living Trust, dated April 22, 2021, and any amendments thereto

BY: _____
Donna M. Wright
Trustee

STATE OF TENNESSEE

COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Donna M. Wright, which whom I am personally acquainted (or proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is Trustee of the Muller Revocable Living Trust, dated April 22, 2021, and any amendments thereto, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal, at office, this 23 day of December, 2025.

_____
Notary Public

Printed Name: the undersigned

My Commission Expires: Nov 13 2027

TERRY HERVEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 December 23. 2025

Affiant Signature

8th day of January, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028