Karen Johnson Davidson County
Batch# 292727 DEEDQC
09/27/2019 03:03:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190927-0098732

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Maurice W. Pinson, Jr., Trustee 2731 Sawyer Bend Road Franklin, TN 37069	(Same)	Map 148; Parcel 164

This instrument prepared by: WALLER LANSDEN DORTCH & DAVIS, LLP, John M. Bunge, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Billie Jean Pinson
Affiant

Subscribed and sworn to before me this the 10th day of September, 2019.

KEITH S. BREWER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 08, 2021

Keith S. Brewer
NOTARY PUBLIC
My Commission Expires: 03/08/2021

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, Billie Jean Pinson, Successor Trustee of the Karole B. Pinson Bypass Trust UTA dated July 23, 2008, by her presents, does hereby quitclaim and convey unto Maurice W. Pinson, Jr., Trustee of the Pinson Dynasty Trust u/a/d July 23, 2008 ("Grantee"), his successors and assigns, in and to the following described land in Davidson County, Tennessee:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the easterly right-of-way of Wallace Road, said point being the northwest corner of the J. E. Kirby Tract as recorded in Book 1809, page 6, Register's Office of Davidson County, Tennessee; thence running along the easterly right-of-way of said Wallace Road with a curve to the left (Radius = 757.81 feet) 163.02 feet to a point; thence with a proposed right-of-way of Wallace Road North 66 degrees 00 minutes 00 seconds East 72.04 feet to a point, said point being the right-of-way intersection of proposed Linbar Drive and proposed Wallace Road; thence with the westerly right-of-way of said proposed Linbar Drive with a curve to the left (Radius = 389.61 feet) 407.24 feet to a point located in J. E. Kirby's north line and being the southwest corner of said described tract; thence with Kirby's north line North 84

degrees 13 minutes 39 seconds West 426.03 feet to the point of beginning, containing 32,147 square feet or 0.74 acres more or less and being located in the 5th Civil District, Davidson County, Tennessee. Being described according to a survey by Southern Land Surveying Co., Inc., dated June 19, 1972.

Being part of the property conveyed to Maurice W. Pinson, Sr., Trustee of The Karole B. Pinson Bypass Trust UTA dated July 23, 2008, by deed from Maurice W. Pinson, Sr., Trustee of The Karole B. Pinson Living Trust, established by the Revocable Trust Agreement of Karole B. Pinson, dated July 23, 2008, of record as Instrument No. 20100716-0055866, said Register's Office. Billie Jean Pinson was appointed as Successor Trustee upon the death of Maurice W. Pinson, Sr. under that certain Designation of Successor Trustees dated November 20, 2017.* * See Exhibit A

This is improved property known as 5003 Linbar Drive, Nashville, Tennessee 37211.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of September, 2019.

Billie Jean Pinson

Billie Jean Pinson, Successor Trustee of the Karole B. Pinson Bypass Trust UTA dated July 23, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billie Jean Pinson, Successor Trustee of the Karole B. Pinson Bypass Trust UTA dated July 23, 2008, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 10th day of September, 2019.

Keith S. Brewer

Notary Public

My Commission Expires: 03/08/2021

KEITH S. BREWER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 08, 2021

201909270098732

DESIGNATION OF SUCCESSOR TRUSTEES

THE KAROLE B. PINSON BYPASS TRUST

The undersigned Trustee, Maurice W. Pinson, Sr., as the acting, current Trustee of the Karole B. Pinson Bypass Trust established under the Karole B. Pinson Living Trust dated July 23, 2008, pursuant to the power given to him as the Trustee "then in office" to appoint successor Trustees, hereby appoints and designates the following persons as successor trustees of the Karole B. Pinson Bypass Trust, replacing the persons designated originally as successor Trustees by his late wife when she executed said trust and hereby revoking any prior appointments and designations of successor trustees made by him prior to this date, specifically, but not limited to, the ones executed on October 9, 2014, and April 18, 2016.

A. **Successor Trustee During My Life.** During my life, if I, Maurice W. Pinson, Sr., cannot serve as Trustee for any reason, and I am married to Billie Jean Pinson, I appoint the following persons to serve as the Trustee(s) of this trust, with such persons to act successively in the order named:

1. My wife, Billie Jean Pinson

2. The person or entity designated by the trustee then in office

3. Cumberland Trust & Investment Company, Nashville, Tennessee

B. **Successor Trustee Upon My Death.** When I, Maurice W. Pinson, Sr., die, I appoint the following persons to serve as the Trustee(s) of this trust, with such persons to act successively, in the order named:

1. My wife, Billie Jean Pinson, provided that we were married and not legally separated at the time of my death

2. The person or entity designated by the trustee then in office

3. Cumberland Trust & Investment Company, Nashville, Tennessee

I recognize that, by a First Codicil dated August 4, 2017, to my Last Will and Testament, I have executed my testamentary power of appointment over all of the assets of the Karole B. Pinson Bypass Trust in a manner where the home where I reside would be appointed to a separate trust with Billie Jean Pinson (if she survives me) as trustee, for purposes of her preparing and marketing the home for sale under the terms thereof, before the proceeds of such sale are distributed in further trust for my descendants. I intend by this designation of successor trustees to have Billie Jean Pinson serve as trustee of the Karole B. Pinson Bypass Trust for purposes of administering the assets thereof between the time of my death and the time at which such codicil is properly admitted to probate and is effective to cause the distribution of the assets pursuant to my exercise of my testamentary limited power of appointment.

[*Signature appears on the following page.*]



Maurice W. Pinson Sr. Trustee

Maurice W. Pinson, Sr.
Current Trustee

11/20/17

Date

201909270098732

True Copy Certification

I, _Lucretia Albert_, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lucretia Albert

Signature

State of ___Tennessee_____

County of ___Davidson_____

Personally appeared before me. __Jennifer Thompson___, a notary public for this county and state, __Lucretia Albert___ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 5/3/21

Notary's Seal (if on paper)

