RECORDATION REQUESTED BY:
Pinnacle Bank
Cool Springs - Mallory Lane
1717 Mallory Lane
Brentwood, TN 37027

WHEN RECORDED MAIL TO:
Pinnacle Bank
Attn: Retail Lending BB2
150 Third Avenue South Suite 900
Nashville, TN 37201

SEND TAX NOTICES TO:
Mitzi E. Bishop
Julian E. Baxter, Jr.
112 Brookline Court
Franklin, TN 37069

OWNER:
Mitzi E. Bishop
Julian E. Baxter, Jr.
112 Brookline Court
Franklin, TN 37069

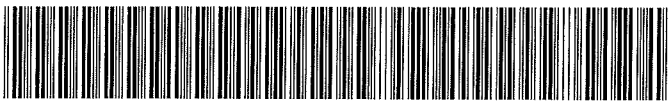
Karen Johnson Davidson County
Batch# 423362 DOTMODAGR
06/23/2020 08:21:30 AM 5 pgs
Fees: $28.00 Taxes: $76.94
20200623-0067188

FOR RECORDER'S USE ONLY

This Modification of Deed of Trust prepared by:

Name: Pinnacle Bank
Address: 150 Third Avenue South, Suite 900
City, State, ZIP: Nashville, TN 37201

MODIFICATION OF DEED OF TRUST



###################%########%0236

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $66,905.47.

THIS MODIFICATION OF DEED OF TRUST dated May 6, 2020, is made and executed between Mitzi E. Bishop, whose address is 112 Brookline Court, Franklin, TN 37069 and Julian E. Baxter, Jr., whose address is 112 Brookline Court, Franklin, TN 37069, wife and husband ("Grantor") and Pinnacle Bank, whose address is Cool Springs - Mallory Lane, 1717 Mallory Lane, Brentwood, TN 37027 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated September 30, 2011 (the "Deed of Trust") which has been recorded in Davidson County, State of Tennessee, as follows:

Recorded in Instrument No. 20111007-0078251 in the Office of the Register of Deeds for Davidson County, Tennessee on October 7, 2011 and Modification dated June 13, 2017 Recorded in Instrument No. 20170703-0066905 in the Office of the Register of Deeds for Davidson County, Tennessee on July 3, 2017.

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in Davidson County, State of Tennessee:

Collateral remains the same.

The Real Property or its address is commonly known as 135 Belle Forest Circle, Nashville, TN 37221. The Real Property tax identification number is 142 00 0 231.00.

MODIFICATION. Lender and Grantor hereby modify the Deed of Trust as follows:

Increase principal by $66,905.47 and extend maturity date to May 6, 2030.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Deed of Trust does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED MAY 6, 2020.

GRANTOR:

X _____
Mitzi E. Bishop

X _____
Julian E. Baxter, Jr.

LENDER:

PINNACLE BANK

X _____
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Tennessee)
) SS
COUNTY OF Dickson)

KERRI L. GREER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON My Comm. Expires 11-23-2020

Personally appeared before me, Mitzi E Bishop, a Notary Public in and for said State and County, **Mitzi E. Bishop,** the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he or she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on the 5th **day of** May, **20**20.

My Commission Expires: 11/23/2020 Notary Public

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Tennessee)
) SS
COUNTY OF Dickson)

KERRI L. GREER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON My Comm. Expires 11-23-2020

Personally appeared before me, Julian E Baxter Jr, a Notary Public in and for said State and County, **Julian E. Baxter, Jr.,** the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he or she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on the 5th **day of** May, **20**20.

My Commission Expires: 11/23/2020 Notary Public

LENDER ACKNOWLEDGMENT

STATE OF Tennessee)
) SS
COUNTY OF Williamson)

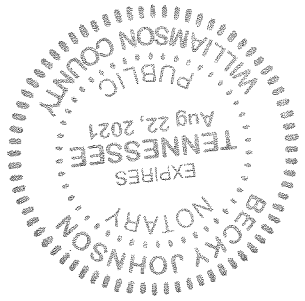
Before me, Becky Johnson, a Notary Public in and for the State and County aforesaid, personally appeared DeAnna Croome with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be the CSA of **Pinnacle Bank,** the within-named bargainor, a state-chartered Tennessee bank, and that he or she as such CSA, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the state-chartered Tennessee bank by himself or herself as such CSA.

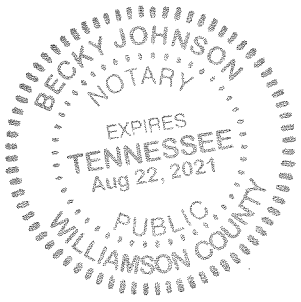
WITNESS my hand and seal at office, on the 11 **day of** May, **20** 20.

My Commission Expires: 08-22-2021

Notary Public

LaserPro, Ver. 19.4.0.130 Copr. Finastra USA Corporation 1997, 2020. All Rights Reserved. - TN C:\CFI\LPL\G202.FC
TR-189914 PR-75





Certificate of Authenticity

I, Andria Nesbitt, 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.

Andria Nesbitt

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Sandra E Ortiz, a notary public for this county and state, Andria Nesbitt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sandra E Ortiz

Notary's Signature

My Commission Expires: July 6, 2020

Notary's Seal (If on paper)

SANDRA E. ORTIZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

202006230067188