This instrument prepared by:
Julie Alley
Hooper, Zinn & McNamee, PLLC
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

Karen Johnson Davidson County
Batch# 452712 DEEDQC
08/10/2020 08:31:09 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200810-0088474

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Frank C. Gorrell, III 113 Holly Forest Nashville, TN 37221	Same as New Owner	142080A02900

TRUSTEE'S QUITCLAIM DEED

Whereas, The Jamison Richter Gorrell 1992 Vested Trust was established under an agreement dated March 17, 1992; and, whereas, Pinnacle Bank was appointed to serve as successor trustee of The Jamison Richter Gorrell 1992 Vested Trust by Order Appointing Trustee on April 23, 2008 in the Seventh Circuit Court Probate Division of Davidson County, Tennessee, Docket No. 08P-577; and

Whereas, Jamison Richter Gorrell, beneficiary of The Jamison Richter Gorrell 1992 Vested Trust, died on June 24, 2020; and, whereas, the terms and conditions of the Trust have been fulfilled; and, whereas, the terms of The Jamison Richter Gorrell 1992 Vested Trust provide the assets of the Trust must be distributed to Frank C. Gorrell, III, as the residuary beneficiary of The Jamison Richter Gorrell 1992 Vested Trust; therefore:

Pinnacle Bank, as Trustee of The Jamison Richter Gorrell 1992 Vested Trust, hereinafter Grantor, in accordance with the provisions of The Jamison Richter Gorrell 1992 Vested Trust Agreement, does hereby grant, quitclaim, transfer and convey with fiduciary covenants unto **Frank C. Gorrell, III,** hereinafter called Grantee, his heirs and assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, TN, being Unit No. 29 on the said plan and being located at 113 Holly Forest as established in the Master Deed and By-Laws establishing a Horizontal Property Regime with respect to the Coronado Condominium Association of record in Book 4901, Page 679, and Book 4901, Page 702, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Pinnacle Bank Trustee, by deed from Connie

S. Gibson Centrella, unmarried, of record in Instrument number 20150515-0044685, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property known as 113 Holly Forest, Nashville, Tennessee, 37221.

By executing and delivering this deed, Grantor releases its right to recover the property conveyed if the Trust hereafter becomes insolvent.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. 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.

Witness my hand this 3rd day of August, 2020.

Pinnacle Bank, as Trustee of The Jamison Richter Gorrell 1992 Vested Trust, Grantor

By _____
Amy Cavender Cho, Trust Advisor for Pinnacle Bank, Trustee

State of Tennessee
County of DAVIDSON

Before me, the undersigned Notary Public, personally appeared Amy Cavender Cho, Trust Advisor for Pinnacle Bank, with whom I am personally acquainted and who upon oath acknowledged she is the Trustee of The Jamison Richter Gorrell 1992 Vested Trust and being authorized to act on behalf of Pinnacle Bank, she executed the within and foregoing document in the capacity and for the purposes therein contained.

Witness my hand and official seal this the 3RD day of August, 2020.

Nancy Businda

Notary Public
My Commission Expires: 11-3-2020

NANCY BUSINDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson

The actual consideration for this transfer is $0.00.

Frank C. Gorrell, III, Grantee

Subscribed and sworn to before me this
30th day of July, 2020.

Notary Public
My Commission Expires: 8/20/2023

NANCY TIDWELL
NOTARY PUBLIC
TENNESSEE
EXPIRES Aug 20, 2023
WILLIAMSON COUNTY