Karen Johnson Davidson County
Batch# 965332 DEEDQC
01/27/2023 02:29:17 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230127-0006466

THIS INSTRUMENT PREPARED BY:	This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).
Brian S. Shelton Carter Shelton Jones, PLLC 2021 Richard Jones, Suite 240 Nashville, Tennessee 37215	

Address of New Owner(s):	Send Tax Bills To:	Tax Map and Parcel Nos.:
Pinnacle Bank, Trustee of The Lenard Revocable Living Trust dated August 23, 2007 150 Third Avenue South Suite 700 Nashville, TN 37201	-SAME-	Map/Parcel 044 05 0 075.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Pinnacle Bank, Executor of the Estate of Robert J. Lenard, deceased, (the "decedent"), who died on November 1, 2021, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will that was duly admitted to probate in the Chancery Court for Williamson County, Tennessee, Case No 21PR-12089, for said county, hereby releases, remises and quitclaims unto PINNACLE BANK, TRUSTEE OF THE LENARD REVOCABLE LIVING TRUST DATED AUGUST 23, 2007, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

The parties hereto acknowledge that this Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

WITNESS my hand our hands this 10th day of January, 2023.

PINNACLE BANK, EXECUTOR OF THE ESTATE OF ROBERT H. LENARD

By: _____
Name: Lee Horn
Title: Sr. Vice President - Wealth & Trust Advisor

STATE OF Tennessee)

COUNTY OF Davidson)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Lee Horn, who as Sr. Vice President of Pinnacle Bank and whose name is signed to the foregoing instrument on behalf of Pinnacle Bank, acting in the capacity listed above, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she executed the same voluntarily on behalf of Pinnacle Bank, acting in the capacity listed above, on the below-listed date.

WITNESS my hand and seal on this the 10th day of January, 2023.

Notary Public: Patrice Whitaker
My Commission Expires: 11/3/2025

PATRICE WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 3, 2025

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 128 on the Map of a part of Rayon City, as of record in Book 843, Page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Robert J. Lenard pursuant to that certain Warranty Deed dated January 23, 2017, of record as Instrument Number 2017125-0008269, Register's Office for Davidson County, Tennessee.

This is improved property known as 329 Rayon Drive, Old Hickory, TN 37138.