Karen Johnson Davidson County
Batch# 977591 DEEDQC
03/07/2023 08:45:45 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230307-0016129

THIS INSTRUMENT PREPARED BY:	This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(G).
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 Robert J. Lenard Trust FBO Michelle L. Dennis; Pinnacle Bank, Trustee of The Robert J. Lenard Trust FBO Johnny M. Lenard; and Pinnacle Bank, Trustee of The Robert J. Lenard Trust FBO Robert J. Lenard, Jr. 150 Third Avenue South Suite 700 Nashville, TN 37201	-SAME-	Map/Parcel: 075 00 0 152.00

TRUSTEE'S DEED

KNOW ALL PERSONS by these presents that Pinnacle Bank, Trustee of The Lenard Revocable Living Trust dated August 23, 2007 (the "Trust") 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 Property pursuant to trust agreement hereby releases, remises and quitclaims all of the right, title and interest of the Trust 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, as follows:

- A one-third (1/3rd) undivided interest as a tenant in common to PINNACLE BANK, TRUSTEE OF THE ROBERT J. LENARD TRUST FBO MICHELLE L. DENNIS;
- A one-third (1/3rd) undivided interest as a tenant in common to PINNACLE BANK, TRUSTEE OF THE ROBERT J. LENARD TRUST FBO JOHNNY M. LENARD; and
- A one-third (1/3rd) undivided interest as a tenant in common to PINNACLE BANK, TRUSTEE OF THE ROBERT J. LENARD TRUST FBO ROBERT J. LENARD, JR.

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 our hands this 15th day of February, 2023.

PINNACLE BANK, TRUSTEE OF THE LENARD REVOCABLE LIVING TRUST DATED AUGUST 23, 2007

By: [signature], SVP
Name: Lee Horn
Title: Sr Vice President, Trust & Wealth 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 Senior 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 15th day of February, 2023.

NANCY BUSINDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public: Nancy Businda
My Commission Expires: 9-22-2024

EXHIBIT A

Legal Description

Being Lot No. 2 on the Plan of Cowgill Estates, of record in Book 6200, Page 991, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more detailed description.

SAID Lot No. 2 fronts 99.80 feet on the generally westerly side of Lebanon Pike, and runs back between lines, 366.3 feet on the southerly line and 369.49 feet on the generally northerly line, to a dead line in the rear on which it measures 99.78 feet thereon.

This conveyance is subject to any and all existing easements of record including a Sanitary Sewer and/or Storm Drainage easement of record in Book 11451, Page 988, said Register's Office.

Being the same property conveyed to The Lenard Revocable Living Trust, dated August 23, 2007, Robert J. Lenard, Trustor and/or Trustee pursuant to that certain Quitclaim Deed dated October 17, 2007, of record as Instrument Number 20071019-0124361, Register's Office for Davidson County, Tennessee. Robert J. Lenard having since died leaving Pinnacle Bank as the Successor Trustee of The Lenard Revocable Living Trust dated August 23, 2007.

This is improved property known as 4154 Lebanon Pike, Hermitage, TN 37076.