Karen Johnson Davidson County
Batch# 1025729 DEEDQC
07/13/2023 09:19:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230713-0053593

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JAT)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address of New Owner(s)	Send Tax Bills To	Parcel ID Number(s)
John M. Hooper II Family Trust Pinnacle Bank, Trustee PO Box 291947 Nashville, TN 37229-1947	New Owner	114-00-0-350.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Equitable Trust Company, as resigning Trustee of the John M. Hooper II Family Trust, ("Grantor") hereby quitclaims and conveys to Pinnacle Bank, as successor Trustee of the John M. Hooper II Family Trust, its successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, all its right, title and interest in the property in Davidson County, Tennessee described on Exhibit A attached hereto.

This is improved property known as 7520 Old Charlotte Pike, Nashville, Tennessee.

The description herein is the same as that contained in the prior deed.

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

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IN WITNESS WHEREOF, the undersigned has executed this instrument on this 12th day of July, 2023.

JOHN M. HOOPER II FAMILY TRUST
EQUITABLE TRUST COMPANY,
Trustee

BY: David Simcox
ITS: Partner & Trust Advisor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, David Simcox, with whom I am personally acquainted, who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the V.P. Partner + Trust Advisor of Equitable Trust Company and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 12th day of July, 2023.

MARY SUZANNE EASH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/02/2024
COUNTY OF DAVIDSON

Mary Suzanne Eash
Notary Public
My Commission Expires: 09/02/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 12th day of July, 2023.

MARY SUZANNE EASH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/02/2024
COUNTY OF DAVIDSON

Mary Suzanne Eash
Notary Public
My Commission Expires: 09/02/2024

35833318.4

EXHIBIT A

A tract of land in the 8th Civil District of Metropolitan Nashville, Davidson County, Tennessee, and generally located northwest of the intersection of Old Charlotte Pike and Gower Road and being more particularly described as follows:

Beginning at the intersection of the northern right-of-way of Old Charlotte Pike and the western right-of-way of Gower Road; thence, South 77° 00' 02" West for a distance of 641.70 feet along the northern right-of-way of Old Charlotte Pike to an iron pin on the eastern line of Lee H. Dozier and Meredith A. Dozier property of record as Instrument No. 20150212-0013035 in the Register's Office for Davidson County, Tennessee (R.O.D.C.T.); thence, North 14° 35' 39" West for a distance of 494.51 feet to an iron pin at the northeastern corner of Lee H. Dozier and Meredith A. Dozier; thence, South 75° 53' 01" West for a distance of 175.16 feet along the northern line of Lee H. Dozier and Meredith A. Dozier to an iron pin on the eastern line of Patricia L. Robertson and Donald F. Robertson property of record as Instrument No. 20121128-0109371 (R.O.D.C.T.); thence, North 15° 25' 27" West for a distance of 304.67 feet along the eastern line of Patricia L. Robertson and Donald F. Robertson to an iron pin at the southeastern corner of J. Sherman Russell property recorded as Instrument No. 20121128-0109373, (R.O.D.C.T.); thence, North 14° 45' 02" West for a distance of 306.28 feet along the eastern line of J. Sherman Russell to a fence corner at the southwestern corner of Bradley Hernandez property of record as Instrument No. 20150902-0089718 (R.O.D.C.T.) being also shown as Lot 7 on Revised Section 1, Hickory Trail Farms recorded in Plat Book 4460, page 192, (R.O.D.C.T.); thence South 83° 05' 47" East for a distance of 273.94 feet along the southern line of Bradley Hernandez and Jewel Crawford property recorded in Book 5174, page 559, (R.O.D.C.T.) and being Lot 6, Section 1, Hickory Trail Farms, to an iron pin at the southeastern corner of Mary Lisa Hanna property of record as Instrument No. 20060706-0080848 (R.O.D.C.T.), also being Lot 5, Section 1, Hickory Trail Farms; thence South 83° 18' 31" East for a distance of 192.94 feet along the southern line of Mary Lisa Hanna to an iron pin at the southwestern corner of Ashley Mock and Brent Mock property recorded as Instrument No. 20140623-0054365 (R.O.D.C.T.) and being Lot 4, Section 1, Hickory Trail Farms; thence, South 82° 50' 06" East for a distance of 143.08 feet to an iron pin at the southwestern corner of Martin E. Hatcher property of record in Book 7605, page 995, (R.O.D.C.T.) being Lot 3, Section 1, Hickory Trail Farms; thence South 83° 37' 27" East for a distance of 104.18 feet to an iron pin as the southwestern corner of Jo Ellen O'Connor property of record as Instrument No. 20070504-

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0053596 (R.O.D.C.T.); thence, South 83° 08' 36" East for a distance of 490.70 feet along the southern line of Jo Ellen O'Connor to an iron pin in the western right-of-way of Gower Road; thence, South 09° 02' 55" West for a distance of 747.26 feet along the western right-of-way of Gower Road to the point of beginning, said tract contains 812,581 square feet or 18.65 acres more or less as calculated by the above.

Also being known as Lots 1-8 of old Charlotte Estates of record in Play Instrument 20160425-0039893, (R.O.D.C.T.), to which plat reference is hereby made for a complete reference thereof.

Being the same property conveyed to the Equitable Trust Company, Trustee of John M. Hooper II Family Trust, by Trustee's Quitclaim Deed of record at Instrument No. 20221114-0120851, Register's Office, Davidson County, Tennessee.

Certificate of Authenticity

I, Lucretia Albert, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 12, 2023.

Date

Lucretia Albert

Affiant Signature

07/13/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of July, 2023.

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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