Karen Johnson Davidson County
Batch# 1069768 DEEDQC
11/08/2023 11:04:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231108-0087366

Prepared by and Returnable to (After Recordation):
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel No.:
Harpeth Valley Properties II, LLC 2020 Fieldstone Pkwy, Ste 900-344 Franklin, TN 37069	New Owner	117-14-0-131.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **PINNACLE BANK, A TENNESSEE STATE-CHARTERED BANK, TRUSTEE OF THE IRON HORSE TRUST U/A/D JANUARY 30, 2023 as to a 60% undivided interest, and MARY ABIGAIL GRIFFITH, as to a 40% undivided interest,** hereinafter collectively called **"GRANTOR,"** hereby quitclaim and convey unto **HARPETH VALLEY PROPERTIES II, LLC, a Tennessee Limited Liability Company,** hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 34 and west one-half of Lot No. 33 on the Map of Part 2 of George Water's Subdivision, as of record in Book 1130, Page 68, Register's Office for said County.

Said Lot No. 34 and part of Lot No. 33 adjoin and front together 90 feet on the south side of Bandywood Road and extends back 293.9 feet on the westerly line and 294.5 feet, on the easterly line to a dead line in the rear, measuring 90.0 feet thereon.

Being the same property conveyed to Pinnacle Bank, A Tennessee State-Chartered Bank, Trustee of The Iron Horse Trust u/a/d January 30, 2023 as to a 60% undivided interest, and Mary Abigail Griffith, as to a 40% undivided interest, by Quitclaim Deed dated August 10, 2023 from Two Rivers Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230810-0062226, Register's Office for Davidson County, Tennessee. See Certification of Trust of record as Instrument No. 20231108 0087365 said Register's Office.

Notice is hereby given that this conveyance is a transfer to an entity to be wholly owned by a trustee of a Tennessee Investment Services Trust, and such conveyance is intended to be a qualified disposition pursuant to TCA Sec. 35-16-101, et. seq.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property known as 2207 Bandywood Drive, Lot 34 and part of Lot 33, Nashville, TN 37215. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

[Signatures on following page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the date set forth below.

Grantor:

The Iron Horse Trust u/a/d January 30, 2023

By: Pinnacle Bank, a Tennessee State-Chartered Bank
Its: Trustee

By: _____
Name: Rob Malin
Title: Trust Officer

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Rob Malin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trust Officer of **Pinnacle Bank, a Tennessee State-Chartered Bank, Trustee of The Iron Horse Trust u/a/d January 30, 2023**, the within named bargainor, a Trust, and that he, as such Trust Officer of the within named bargainor, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trust Officer of the Trustee.

Witness my hand, at office, this this 6th day of November, 2023.

_____
Notary Public

My commission expires: My Commission Expires January 17, 2027

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the date set forth below.

Grantor:

Mary Abigail Griffith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Mary Abigail Griffith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this this 6th day of November, 2023.

My Commission Expires
Notary Public

My commission expires: January 17, 2027

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

AFFIANT

Sworn to and subscribed before me, this this 6th day of November, 2023.

Notary Public

My Commission Expires: My Commission Expires
January 17, 2027

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY