Karen Johnson
Batch # 1081828
12/14/2023 01:21:11 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20231214-0096617

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2405
Areynolds@ejrlaw.com

# QUITCLAIM DEED

| Address of New Owner: | Send Tax Bills To: | Map-Parcel Number |
|---|---|---|
| The Cindy W. Russell Trust<br>Pinnacle Bank, Trustee<br>P.O. Box 291947<br>Nashville, TN 37229-1947 | The Cindy W. Russell Trust<br>Pinnacle Bank, Trustee<br>P.O. Box 291947<br>Nashville, TN 37229-1947 | 132-9F1CO |

***This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.***

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**FOR AND IN CONSIDERATION** of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Equitable Trust Company as Resigning Trustee of The Cindy W. Russell Trust** created pursuant to instrument of irrevocable trust dated June 24, 2013, by these presents does hereby quitclaim and convey unto **Pinnacle Bank, as Successor Trustee of the aforesaid Trust**, its successors and assigns, with the full right and ability to sell, assign, mortgage, lease and otherwise encumber without the joinder of any beneficiary, all of its right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit A of Glendale Reserve, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Glendale Reserve, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20110824-0065586, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Glendale Reserve, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing as Instrument No. 20110824-0065586, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Cindy W. Russell by deed from Edward Allen Haygood, of record as Instrument No. 20121115-0105273, Register's Office for Davidson County, Tennessee; and subsequently conveyed to the Equitable Trust Company as Trustee of The Cindy W. Russell Trust by deed from Cindy W. Russell, of record as Instrument No. 20130625-0065088, said Register's Office.

This is improved property, known as 1009 Glendale Lane, Unit A, Nashville, Tennessee 37204.

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

WITNESS my hand this 4th day of December, 2023.

**EQUITABLE TRUST COMPANY,**
as Trustee of The Cindy W. Russell Trust

By: _____, VP

Its: Vice President

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Annette Mayes, Notary Public, Jonathan Lovejoy, with whom I am personally acquainted and who acknowledged that s/he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Vice President of **Equitable Trust Company, as Trustee of The Cindy W. Russell Trust**, and is authorized by **Equitable Trust Company, as Trustee of The Cindy W. Russell Trust** to execute this instrument on behalf of it.

Witness my hand, at office, this 4th day of December, 2023.

_____
Notary Public

My Commission Expires: 11/3/2025

ANNETTE MAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Affiant, VP

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Subscribed and sworn to before me, this the 4th day of December, 2023.

Notary Public

My Commission Expires: 11/3/2025

4416600.011

ANNETTE MAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY