Karen Johnson
Batch # 1187247
09/27/2024 11:51:46 AM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20240927-0075096

THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
717 Darden Place
Nashville, TN 37205
615.386.9235

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER T.C.A. SECTION 67-4-409(a)(1)(C)(iv)

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Pinnacle Bank Attn: Trust & Investment Advisory P.O. Box 291947 Nashville, TN 37229-1947	New Owner	118-06-0-174.00

ESTATE QUITCLAIM DEED

FOR AND IN CONSIDERATION, of no monetary consideration, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution of the ESTATE OF M. CARL TALLEY (the "Decedent") pursuant to the Decedent's Last Will and Testament (the "Will") which was duly admitted to probate in the Seventh Circuit (Probate) Court for Davidson County, Tennessee (Docket No. 07P-1208), the undersigned

LILLIAN A. WHEELER, as ADMINISTRATOR C.T.A. of the ESTATE OF M. CARL TALLEY

(herein referred to as "Grantor"), by these presents does hereby quitclaim unto

LILY A. WHEELER and PINNACLE BANK, SUCCESSOR CO-TRUSTEES of the Lily A. Wheeler 2001 Trust

(herein referred to as "Grantee"), Grantee's successors and assigns, all of the interest of the Grantor and the Decedent's estate in and to a certain tract or parcel of land situated in Davidson County, Tennessee (the "Property"), more particularly described in EXHIBIT "A" attached hereto and incorporated herein by reference (the "Property").

This instrument and the interest hereby quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 27th day of September 2024.

ESTATE OF M. CARL TALLEY

LILLIAN A. WHEELER,
Administrator C.T.A.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, LILLIAN A. WHEELER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the court appointed Administrator C.T.A. for the Estate of M. Carl Talley and that she as such Administrator C.T.A., being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing her name as Administrator C.T.A..

WITNESS my hand, at office, this 27th day of September 2024.

Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/9/2027

EXHIBIT "A"
(to Estate Quitclaim Deed)

Legal Description of the Property

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Gale Lofts, of record in Instrument No. 20130619-0062531, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the property conveyed to Richard T. Wilson, Trustee for R. M. Wilson, by deed from Florence N. Carson and husband, D. B. Carson, recorded in Book 805, page 520, in the Register's Office of Davidson County, Tennessee; said premises having then been devised to R. T. Wilson and Third National Bank in Nashville, as Trustees under the Will of R. Morris Wilson, by Will recorded in Will Book 55, page 118, in the Probate Court Clerk's Office of Davidson County, Tennessee, as construed by decrees recorded in Minute Book 144, page 142, Minute Book 145, page 403, Minute Book 169, page 141, and Minute Book 177, page 88, in the Office of the Clerk and Master's Office of said County, in the case of Third National Bank in Nashville, Executor, et cetera, vs. Elizabeth Wilson Cates Scribner, et al., Rule No. 53592. Under the terms of said Will, the Trust terminated at the death of Elizabeth Wilson Scribner, and title vested in Mary Elizabeth Talley (a 50% undivided interest), and James W. Cates, Sr. (a 50% undivided interest). Mary Elizabeth Cates Talley and James W. Cates, Sr. have since died. The Will of Mary Elizabeth Cates Talley filed with the Davidson County Probate Court Clerk's Office in Will Book 157, page 771, devised her 50% undivided interest in said properly to Melvin Carl Talley. The Will of James W. Cates. Sr. filed with the Wilson County Probate Court Clerk's Office in Will Book UU, page 283. appoints Third National Bank in Nashville as Trustee under Revocable Trust Agreement dated October 8, 1986. Third National Bank in Nashville, Trustee, has conveyed its interest in the subject property to William D. Cates, as to a 9 1/2% undivided interest, by deed recorded in Book 8840, page 148, Margaret Cates, as to a 12% undivided interest, by deed recorded in Book 8840, page 154, James W. Cates, Jr., as to a 9 1/2% interest, by deed recorded in Book 8840, page 160, and Michael A. Cates and Christopher T. Cates, as to a 9 1/2% interest each, by deed recorded in Book 8546, page 274, all in said Register's Office. The interest of Michael A. Cates and Christopher T. Cates, as to a 9 1/2% interest each, was further conveyed to M. Carl Talley by deed recorded in Book 8546, page 280, and the interest of William D. Cates, as to a 9 1/2% undivided interest, Margaret Cates, as to a 12% undivided interest, and James W. Cates, Jr., as to a 9 1/2% undivided interest, was further conveyed to M. Carl Talley, as to a 11/31 undivided interest, Lisa T. Wheeler, as to a 10/31 undivided interest and Lisa T. Wheeler, as trustee of the Jesse L. Talley 2001 Trust, as to a 10/31 undivided interest, by deed recorded as Instrument No. 20020502-0054433, both in said Register's Office. Lisa T. Wheeler having since died intestate on or about June 21, 2021.

M. CARL TALLEY having died testate on or about July 9, 2007, will of record in Davidson County Probate Case No. 07P-1208.

LISA T. WHEELER, EXECUTRIX OF THE ESTATE OF M. CARL TALLEY, having conveyed property to CUMBERLAND TRUST & INVESTMENT COMPANY, LLC,

TRUSTEE OF THE LISA T. WHEELER NON-EXEMPT TRUST U/W M. CARL TALLEY by Executrix's Quitclaim Deed of record in Instrument No. 20080815-0084008, as corrected by Instrument No. 20090513-0044158, dated August 8, 2008, said Register's Office.

LISA T. WHEELER, EXECUTRIX OF THE ESTATE OF M. CARL TALLEY having conveyed property to CUMBERLAND TRUST & INVESTMENT COMPANY, LLC, TRUSTEE OF THE LISA T. WHEELER GST EXEMPT TRUST U/W M. CARL TALLEY by Executrix's Quitclaim Deed of record in Instrument No. 20080815-0084007, as corrected by Instrument No. 20090513-0044159, dated August 8, 2008, said Register's Office.

CUMBERLAND TRUST AND INVESTMENT COMPANY, TRUSTEE OF THE LISA T. WHEELER GST EXEMPT TRUST U/W M. CARL TALLEY having conveyed to PINNACLE BANK, SUCCESSOR TRUSTEE OF THE LISA T. WHEELER GST EXEMPT TRUST U/W M. CARL TALLEY, by quitclaim deed of record in Instrument No. 20140729-0067449, dated July 22, 2014, said Register's Office.

CUMBERLAND TRUST AND INVESTMENT COMPANY, TRUSTEE OF THE LISA T. WHEELER NON-EXEMPT TRUST U/W M. CARL TALLEY having conveyed to PINNACLE BANK, SUCCESSOR TRUSTEE OF THE LISA T. WHEELER NON-EXEMPT TRUST U/W M. CARL TALLEY, by quitclaim deed of record in Instrument No. 20140729-0067450, dated July 22, 2014, said Register's Office.

Also being part of the property conveyed to Third National Bank in Nashville, Trustee of the Wilson Estate, by deed from A. Baffle Rodes, Trustee of the Tennessee Central Railway Company, recorded in Book 4427, page 387, as corrected in Book 4487, page 340, in said Register's Office; and also being part of the property conveyed to James W. Cates, Sr. under the Will of R. Morris Wilson, recorded Will Book 55, page 118, in the Probate Court Clerk's Office of Davidson County, Tennessee, as construed by decrees recorded in Minute Book 144, page 142, Minute Book 145, page 403, Minute Book 169, page 141, and Minute Book 177, page 88, in the Office of the Clerk and Master's Office of said County, in the case of First National Bank in Nashville, Executor, et cetera, vs. Elizabeth Wilson Cates Scribner, et al., Rule No. 53592. Under the terms of said Will, the Trust terminated at the death of Elizabeth Wilson Scribner, and title vested in Mary Elizabeth Talley (a 50% undivided interest), and James W. Cates, Sr. (a 50% undivided interest). Mary Elizabeth Cates Talley and James W. Cates, Sr. have since died. The Will of Mary Elizabeth Cates Talley filed with the Davidson County Probate Court Clerk's Office in Will Book 157, page 771, devised her 50% undivided interest in said property to Melvin Carl Talley. The Will of James W. Cates. Sr. filed with the Wilson County Probate Court Clerk's Office in Will Book UU, page 283, appoints Third National Bank in Nashville as Trustee under Revocable Trust Agreement dated October 8, 1986. Third National Bank in Nashville, Trustee, has conveyed its interest in the subject property to William D. Cates, as to a 9 1/2% undivided interest, by deed recorded in Book 8840, page 148, Margaret Cates, as to a 12% undivided interest, by deed recorded in Book 8840, page 154, James W. Cates, Jr., as to a 9 1/2% interest, by deed recorded in Book 8840, page 160, and Michael A. Cates and Christopher T. Cates, as to a 9 1/2% interest each, by deed recorded in Book 8546, page 274, all in said Register's Office. The interest of Michael A. Cates and Christopher T. Cates, as to a 9 1/2% interest each, was further conveyed to M.

Carl Talley by deed recorded in Book 8546, page 280, and the interest of William D. Cates, as to a 9 1/2% undivided interest, Margaret Cates, as to a 12% undivided interest and James W. Cates, Jr., as to a 9 1/2% interest was further conveyed to M. Carl Talley, by deed recorded as Instrument No. 20020502-0054432, both in said Register's Office

Also being part of the property conveyed to Richard T. Wilson, Trustee for Robert Morris Wilson, by deed from J. Vaulx Cowan and wife, Marion T. Cowan, recorded in Book 913, page 75, in the Register's Office of Davidson County, Tennessee; and being part of the property conveyed to James W. Cates, Sr. under the Will of R. Morris Wilson, recorded Will Book 55, page 118, in the Probate Court Clerk's Office of Davidson County, Tennessee, as construed by decrees recorded in Minute Book 144, page 142, Minute Book 145, page 403, Minute Book 169, page 141, and Minute Book 177, page 88, in the Office of the Clerk and Master's Office of said County, in the case of Third National Bank in Nashville, Executor, et cetera, vs. Elizabeth Wilson Cates Scribner, et at., Rule No. 53592. Under the terms of said Will, the Trust terminated at the death of Elizabeth Wilson Scribner, and title vested in Mary Elizabeth Talley (a 50% undivided interest), and James W. Cates, Sr. (a 50% undivided interest). Mary Elizabeth Cates Talley and James W. Cates, Sr. have since died. The Will of Mary Elizabeth Cates Talley filed with the Davidson County Probate Court Clerk's Office in Will Book 157, page 771, devised her 50% undivided interest in said property to Melvin Carl Talley. The Will of James W. Cates, Sr. filed with the Wilson County Probate Court Clerk's Office in Will Book UU, page 283, appoints Third National Bank in Nashville as Trustee under Revocable Trust Agreement dated October 8, 1986. Third National Bank in Nashville, Trustee, has conveyed its interest in the subject property to William D. Cates, as to a 9 1/2% undivided interest, by deed recorded in Book 8840, page 148, Margaret Cates, as to a 12% undivided interest, by deed recorded in Book 8840, page 154, James W. Cates, Jr., as to a 9 1/2% interest, by deed recorded in Book 8840, page 160, and Michael A. Cates and Christopher T. Cates, as to a 9 1/2% interest each, by deed recorded in Book 8546, page 274, all in said Register's Office. The interest of Michael A. Cates and Christopher T. Cates, as to a 9 1/2% interest each, was further conveyed to M. Carl Talley by deed recorded in Book 8546, page 280, in said Register's Office. The interest of Michael A. Cates and Christopher T. Cates, as to a 9 1/2% interest each was further conveyed to M. Carl Talley, by deed recorded in Book 8546, page 280, and the interest of William D. Cates, as to a 9 1/2% undivided interest, Margaret Cates, as to a 12% undivided interest and James W. Cates, Jr., as to a 9 1/2% interest was further conveyed to M. Carl Talley, by deed recorded as Instrument No. 20020502-0054432, both in said Register's Office.

The intention of this conveyance is to confirm the full release, transfer and conveyance to the Grantee of all right, title and interest of the Grantor and the Decedent's estate in and to the Property that was not included in the Executrix's Quitclaim Deeds referenced above.