Karen Johnson
Batch # 1192355
10/10/2024 12:30:56 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241010-0078786

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 TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(1)(C)(viii)

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
Pinnacle Bank Attn: Trust & Investment Advisory P.O. Box 291947 Nashville, TN 37229-1947	New Owner	132-01-0Z-001.00-CO

TRUSTEE'S QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in connection with distribution of the Lisa T. Wheeler Non-Exempt Trust U/W M. Carl Talley pursuant to the terms of said trust, the undersigned,

PINNACLE BANK, SUCCESSOR TRUSTEE of the GST Non-Exempt Trust U/W M. Carl Talley F/B/O Lisa T. Wheeler

(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 Grantor's interest (being a one-half (1/2) undivided interest) in a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described in EXHIBIT "A" attached hereto and incorporated herein by reference, (the "Property").

The Property is improved property located at 4018-A Lealand Lane, Nashville, Tennessee 37204.

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

7th IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument this the day of October 2024.

GST NON-EXEMPT TRUST U/W M. CARL TALLEY F/B/O LISA T. WHEELER

By: Pinnacle Bank, Successor Trustee

Chris Holloway
Its: Senior Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRIS HOLLOWAY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Senior Vice President of Pinnacle Bank, Successor Trustee of the GST Non-Exempt Trust U/W M. Carl Talley F/B/O Lisa T. Wheeler, the within named bargainor, and that he as such Senior Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the bank by himself as Senior Vice President, as successor trustee of the Trust.

WITNESS my hand, at office, this 7th day of October 2024.

Notary Public

My Commission Expires: 7-3-2028

NANCY BUSINDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2028

EXHIBIT "A"
(to Trustee's Quitclaim Deed)

Legal Description of the Property

Land in Davidson County, Tennessee, being Unit A of Homes at 4018 Lealand Lane, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 4018 Lealand Lane, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180730-0073821, 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 Homes at 4018 Lealand Lane, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instruments No. 20180730-0073821, and Bylaws appended thereto as Exhibit "C", said Register's Officer, are incorporated hereby and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the property conveyed to (i) PINNACLE BANK and LISA T. WHEELER, CO-TRUSTEES OF THE GST NON-EXEMPT TRUST U/W/O M. CARL TALEY F/B/O LISA T. WHEELER, as to a one-half (1/2) undivided interest and (ii) PINNACLE BANK and LISA T. WHEELER, CO-TRUSTEES OF THE JESSE L. TALLEY 2001 TRUST, as to a one-half (1/2) undivided interest, by Warranty Deed from AMY C. SMITH, dated August 31, 2015, of record in Instrument No. 20150831-0088358, said Register's Office.

LISA T. WHEELER having since died intestate on or about June 21, 2021 and Pinnacle Bank serves as the sole trustee. The terms of the GST NON- EXEMPT TRUST U/W M. CARL TALLEY F/B/O LISA T. WHEELER state that upon the death of LISA T. WHEELER all the trust assets of the GST NON-EXEMPT TRUST U/W M. CARL TALLEY F/B/O/ LISA T. WHELER are to be added to the LILY A. WHEELER 2001 TRUST.