Karen Johnson Davidson County
Batch # 1192355 DEEDQC
10/10/2024 12:30:56 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241010-0078787

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	118-06-0-095.00

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 Lisa T. Wheeler Non-Exempt Trust U/W 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 Grantor's 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").

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.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument this the 17th day of October 2024.

LISA T. WHEELER NON-EXEMPT TRUST
U/W M. CARL TALLEY

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 Lisa T. Wheeler Non-Exempt Trust U/W M. Carl Talley, 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 17th day of October 2024.

Notary Public

My Commission Expires: 1-3-2028

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

This is improved property located at 2631 8th Ave S (formerly 2699 Franklin Pike), Nashville, Tennessee 37204.

A 7.5 percent undivided interest in land in the 17th District of Davidson County, Tennessee, located at the southwest quadrant of the intersection of Franklin Pike and Gale Lane; bordered on the north and west by Gale Lane and property conveyed to M. Carl Talley by Instrument No. 20020502-0054432, on the east by Franklin Pike and on the south by property conveyed to M. Carl Talley, Lisa T. Wheeler and Lisa T. Wheeler, as Trustee, recorded in Instrument No. 20020502-0054433, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin at the intersection of the west right-of-way line of Franklin Pike and the east right-of-way line of Gale Lane; thence with the west right-of-way line of Gale Lane, South 14 deg. 47 min. 00 sec. East, 330.20 feet to an iron pin corner common with Third National Bank, Trustee in the west right-of-way line of Franklin Pike; thence with Third National Bank, Trustee, South 73 deg. 36 min. 30 sec. West, 205.03 feet to an iron pin; thence South 21 deg. 05 min. 34 sec. West, 24.73 feet to an iron pin; thence South 78 deg. 16 min. 01 sec. West, 89.25 feet to an iron pin corner common with Third National Bank, Trustee, in the east right-of-way line of Gale Lane; thence with the east right-of-way line of Gale Lane, North 21 deg, 05 min. 34 sec. East, 129.58 feet to an iron pin; thence on a curve to the right, the radius of which is 1,298.57 feet, the central angle of which is 14 deg. 59 min. 23 sec., the chord of which is North 28 deg. 35 min. 15 sec. East, 338.76 feet, along the curve distance of 339.73 feet to the point of beginning, containing 55,975 square feet (1.285 acres, more or less) according to a survey dated March 12, 1987, by Jerry Morrow, Registered Land Surveyor, Tennessee License No. 777.

The above description is the same as in the previous deed of record.

Being one ("Strip Center") of the properties conveyed by Quitclaim Deed from CUMBERLAND TRUST AND INVESTMENT COMPANY, TRUSTEE of the Lisa T. Wheeler Non-Exempt Trust U/W M. Carl Talley, to PINNACLE BANK, SUCCESSOR TRUSTEE of the Lisa T. Wheeler Non-Exempt Trust U/W M. Carl Talley, dated July 22, 2014, of record in Instrument No. 20140729-0067450, Register's Office for Davidson County, Tennessee.