This instrument prepared by:
Momentum Title, LLC
2421 Highway 41 A Bypass, Suite #100
Clarksville, TN 37043
File Number: 10-4804-TM

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of November, 2024.

Notary Public
My Commission Expires: 11-8-2028

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1208937 DEEDWARR
11/27/2024 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20241127-0093011

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Marvin J. Martinez 112 Claudia Drive Old Hickory, TN 37138	New Owner	044 05 0 074.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Pinnacle Bank, as Successor Trustee of the Robert J Lenard Revocable Living Trust dated August 23, 2007** (the "Grantor"), transfers and conveys unto **Marvin J. Martinez, a single man** (the "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of RAYON CITY of record in Plat Book 843, Page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert Leonard, Trustee of The Lenard Revocable Living Trust, dated 8/23/07, by Warranty Deed from Joseph A. Detty, of record in Instrument No. 20161230-0137646, in the Register's Office of Davidson County, Tennessee, dated December 27, 2016 and recorded on December 30, 2016. The said Robert Lenard having since died on November 1, 2021. Lee Horn, as Authorized Representative for Pinnacle Bank, executes this instrument as Successor Trustee.

This is improved property located at: **327 Rayon Drive, Old Hickory, TN 37138.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of November, 2024.

GRANTOR:

The Lenard Revocable Living Trust dated August 23, 2007

By: Pinnacle Bank, Successor Trustee

By: _____, SVP
Lee Horn, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lee Horn, as Authorized Representative of Pinnacle Bank, Successor Trustee of The Lenard Revocable Living Trust dated August 23, 2007, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument in the capacity and for the purposes therein contained, and who further acknowledged that he is an Authorized Representative of Pinnacle Bank, and that he is authorized by Pinnacle Bank to execute this instrument on its behalf as such Authorized Representative.

WITNESS my hand and seal at office this 26th day of November, 2024.

_____
Notary Public
My Commission expires: 11-8-2028

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 26, 2024

Affiant Signature

11/27/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this November 27, 2024

Notary's Signature
My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY