This Instrument Prepared By:
N. Courtney Hollins
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1244989 DEEDQC
03/10/2025 01:54:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20250310-0017916

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*	*Map & Parcel No.:*
James Talley and Pinnacle Bank, Co-Trustees of James and Janice Talley Community Property Trust P.O. Box 120722 Nashvillem, TN 37212	Same	92-11-205 119140A07600CO 119140A06000CO 119140A05900CO 133-6-188 119-15-74 133-02-0-200.00 133-7-191 119-14-0A-075.00 CO 08308014700

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, I, **James L. Talley**, resident citizen of the State of Tennessee ("Grantor"), do hereby quitclaim and convey unto **James Talley and Pinnacle Bank, Co-Trustees of the James and Janice Talley Community Property Trust**, a Tennessee community property trust created January 7, 2025 ("Grantee"), their successors and assigns, all of my right, title and interest in and to those certain tracts or parcels of land described in Exhibit A, attached hereto and made a part hereof and all improvements located thereon (collective, the "Property").

This is improved Property known as follows:

1. 331 22nd Avenue North, Nashville, Tennessee 37203;
2. 2929 Selena Drive, Unit E-76, Nashville, Tennessee 37211;
3. 2929 Selena Drive, D-60, Nashville, Tennessee 37211;
4. 2929 Selena Drive, D-59, Nashville, Tennessee 37211;
5. 213 Wheeler Avenue, Nashville, Tennessee 37211;
6. 3005 Mavert Drive, Nashville, Tennessee 37211;
7. 186 Antioch Pike, Nashville, Tennessee 37211;
8. 179 Briggs Avenue, Nashville, Tennessee 37211;
9. 2929 Selena Drive, Unit E-75, Nashville, Tennessee 37211; and

10. 609 Rosebank Avenue, Nashville, Tennessee 37206.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Janice L. Talley died January 24, 2025; Pinnacle Bank is successor Co-Trustee of the James and Janice Talley Community Property Trust.

This transfer is conveyed without the benefit of a title search and all information has been provided by James L. Talley.

[Remainder of page intentionally left blank; Signature page to follow.]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 7 day of March, 2025.

James L. Talley

(STATE OF TENNESSEE)

(COUNTY OF Davidson)

Personally appeared before me, a notary public of the state and county aforementioned, personally appeared James L. Talley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the within instrument as his free act and deed for the purposed herein contained.

WITNESS my hand and seal at office, on this 7th day of March, 2025.

Notary Public

My Commission Expires:
May 5, 2026

[SEAL]

N. COURTNEY HOLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(STATE OF TENNESSEE)
(COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 7 day of March, 2025.

NOTARY PUBLIC

COURTNEY HOLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:

May 5, 2025

Exhibit A

Legal Description

Parcel 1:

Land in Davidson County, Tennessee, being Lot number 148 of Block 11 of Division B in the Plan of the Murphy Land Company's Property, as shown on the plat of record in Book 161, page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Said Lot number 148 fronts 50 feet on the westerly margin of 22nd Avenue North, formerly Felder Avenue in the City of Nashville, Tennessee, and extends back westerly between parallel lines 174 ¾ feet to an alley in the rear.

Being the same property conveyed to James Talley and wife, Janice Talley by Quitclaim Deed recorded as Instrument No. 20091231-0118868, said Register of Deeds Office. The said Janice Talley having died January 24, 2025.

Parcel 2:

Land in Davidson County, Tennessee, being Unit No. 76, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to James L. Talley and wife, Janice Talley by Warranty Deed recorded as Instrument No. 20111122-0091393, said Register of Deeds Office. The said Janice Talley having died January 24, 2025.

Parcel 3:

Land located in Davidson County, Tennessee, being Unit No. 60, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to James L. Talley and wife, Janice L. Talley by Warranty Deed recorded as Instrument No. 20131029-0112381, said Register's office. The said Janice L. Talley having died January 24, 2025.

Parcel 4:

Land in Davidson County, Tennessee, being Unit No. 59, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements

appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to James Talley herein by Warranty Deed recorded as Instrument No. 20070703-0079505, said Register's office.

Parcel 5:

A certain tract of land in Davidson County, State of Tennessee described as follows:

Being the easterly 17.5 feet of the northerly 200 feet of Lot No. 64 on the Plan of J.G. Grissim's Wheeler Avenue Addition, not of record, and part of the 20 acre tract immediately east of same, described together as follows:

BEGINNING on the southerly margin of Wheeler Avenue at the northwest corner of the Freed Land; thence with said Freed's westerly line south 2 degrees 21' west, 200 feet; thence westwardly 90 feet; thence northwardly 200 feet to the southerly margin of Wheeler Avenue; thence with said Avenue, eastwardly 90 feet to the beginning.

Being the same property conveyed to James L. Talley and wife, Janice Talley by Warranty Deed recorded as Instrument No. 20070427-0050371, said Register of Deeds Office. The said Janice Talley having died January 24, 2025.

Parcel 6:

Land in Davidson County, Tennessee, being Lot No. 20 on the plan of Southlake, Section Four, of record in Book 3300, page 85, Register of Deeds Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James L. Talley and wife, Janice L. Talley by Warranty Deed recorded as Instrument No. 20071205-0140765, said Register of Deeds Office. The said Janice L. Talley having died January 24, 2025.

Parcel 7:

Land in Davidson County, Tennessee, being Lot No. 4 on the Gammel's Subdivision of part of D.C. Buell's tract located at the northeast corner of Antioch Pike and Avenel Avenue, according to plan of record in Book 2083, page 73, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Lot No. 4 begins at a point in the northerly margin of Old Antioch Pike at the common corners of Lots 3 and 4; thence in a northerly direction on the line between said Lots 169.5 feet to a point; thence in a westerly direction along the line dividing Lots Nos 4 and 5 a distance of 68.8 feet to a point in the easterly margin of Avenel Avenue 144.6 feet to a point at the beginning of a curve; thence in a southeasterly direction around said curve to a point in the northerly margin of Old Antioch Pike a distance of 39.6 feet; thence in an easterly direction along the northerly margin of Old Antioch Pike 43.4 feet to the point of beginning.

Being the same property conveyed to James Talley and wife Janice Talley by Warranty Deed recorded as Instrument No. 20080602-0055740, said Register of Deeds Office. The said Janice Talley having died January 24, 2025.

Parcel 8:

Land in Davidson County, Tennessee, being Lot 29, on the Plan of REVISED PARMA HEIGHTS, SECTION II, as shown on plat of record in Book 2083, Page 71, AND CORRECTED IN Book 3251, page 552, in the Register of Deeds Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James Talley (being one and the same as James L. Talley) and wife Janice Talley (being one and the same as Janice L. Talley) herein by Warranty Deed recorded as Instrument No. 20141209-0112656, said Register of Deeds Office. The said Janice Talley having died January 24, 2025.

Parcel 9:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit No. 75, on the Plan of Kingswood Condominiums, of record in Book 5200, page 520, as corrected in Book 5665, page 424, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to James L. Talley and wife, Janice L. Talley by Warranty Deed recorded as Instrument No. 20021021-0128674, said Register of Deeds Office. The said Janice L. Talley having died January 24, 2025.

Parcel 10:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot No. 122, Rosewood Heights, Section 3, of record in Book 4960, page 125, Register's Office for said County.

Said Lot No. 1 fronts 133.70 feet on the southerly margin of Rosebank Avenue and extends back between parallel lines, 240.00 feet to a dead line in the rear.

Being the same property conveyed to James Talley and wife, Janice L. Talley, as tenants by the entirety, by Quit-Claim Deed recorded in Deed Book 10734, Page 475, said Register of Deeds Office. The said Janice L. Talley having died January 24, 2025.

Tennessee Certification of Electronic Document

I, N. Courtney Hollins, do hereby make oath that I am a licensed attorney and/or 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 March 7, 2025 (date of document).

Affiant Signature

March 10, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of March, 2025.

Notary's Signature



MY COMMISSION EXPIRES: 10/4/27