Karen Johnson Davi
Batch# 1246369 DEEDQC
03/14/2025 02 07 21 PM 4 pgs
Fees $22 00 Taxes $0 00
20250314-0019046

THIS INSTRUMENT PREPARED BY:	This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(1)(C)(viii).
Brian S. Shelton Carter Shelton Jones, PLLC 2021 Richard Jones, Suite 240 Nashville, Tennessee 37215	

Address of New Owner(s):	Send Tax Bills To:	Tax Map and Parcel Nos.:
Michelle L. Dennis, Johnny M. Lenard; and Robert J. Lenard, Jr. 223 Buzzard Roost Road Chapel Hill, Tennessee 37034	-SAME-	Map/Parcel: 051 04 0 178.00

TRUSTEE'S DEED

KNOW ALL PERSONS by these presents that PINNACLE BANK, TRUSTEE OF THE ROBERT J. LENARD TRUST FBO MICHELLE L. DENNIS (as to a 1/3rd undivided interest); PINNACLE BANK, TRUSTEE OF THE ROBERT J. LENARD TRUST FBO JOHNNY M. LENARD (as to a 1/3rd undivided interest); and PINNACLE BANK, TRUSTEE OF THE ROBERT J. LENARD TRUST FBO ROBERT J. LENARD, JR. (as to a 1/3rd undivided interest) (collectively, the "Trusts") for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the Property pursuant to trust agreement hereby releases, remises and quitclaims all of the right, title and interest of the Trust in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference, as follows:

- A one-third (1/3rd) undivided interest as a tenant in common to MICHELLE L. DENNIS;

- A one-third (1/3rd) undivided interest as a tenant in common to JOHNNY M. LENARD; and
- A one-third (1/3rd) undivided interest as a tenant in common to ROBERT J. LENARD, JR.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

The parties hereto acknowledge that this Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

WITNESS our hands this 14th day of March, 2025.

PINNACLE BANK, TRUSTEE OF THE ROBERT J. LENARD TRUST FBO MICHELLE L. DENNIS

By: _____, SVP
Name: Lee Horn
Title: Sr. Vice President

PINNACLE BANK, TRUSTEE OF THE ROBERT J. LENARD TRUST FBO JOHNNY M. LENARD

By: _____, SVP
Name: Lee Horn
Title: Sr. Vice President

PINNACLE BANK, TRUSTEE OF THE ROBERT J. LENARD TRUST FBO ROBERT J. LENARD, JR.

By: _____, SVP
Name: Lee Horn
Title: Sr Vice President

PATRICE WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 3, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Lee Horn, who as Sr. Vice President of Pinnacle Bank and whose name is signed to the foregoing instrument on behalf of Pinnacle Bank, acting in the capacity listed above, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she executed the same voluntarily on behalf of Pinnacle Bank, acting in the capacity listed above, on the below-listed date.

WITNESS my hand and seal on this the 14th day of March, 2025.

Notary Public: Patrice Whitaker
My Commission Expires: 11.3.2025

EXHIBIT A

Legal Description

Being Lot No. 2 on the Plan of the Resubdivision of Lots 19 thru 24, Block "B" Revised Plan, Power & Roth Madison Park Subdivision, of record in Book 6050, Page 548, Register's Office for Davidson, Tennessee, to which Plan reference is hereby made for a more detailed description.

Being the same property conveyed to Pinnacle Bank, Trustee of the Robert J. Lenard Trust FBO Michelle L. Dennis (as to a 1/3rd undivided interest); Pinnacle Bank, Trustee of the Robert J. Lenard Trust FBO Johnny M. Lenard (as to a 1/3rd undivided interest); and Pinnacle Bank, Trustee of the Robert J. Lenard Trust FBO Robert J. Lenard, Jr. (as to a 1/3rd undivided interest) pursuant to that certain Trustee's Deed dated February 15, 2023, of record as Instrument Number 20230307-0016128, Register's Office for Davidson County, Tennessee.

This is improved property known as 815 Gallatin Road, Madison, TN 37115.