THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260855413** Karen Johnson Davidson County Batch # 1472040 DEEDWARR 09/11/2026 02:29:32 PM 2 pgs Fees: $13.00 Taxes: $1,258.00 20260911-0084687	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Janet T. Powers Affiant Subscribed and sworn to before me, this 8th day of September, 2026. Notary Public My Commission Expires:

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-05-2028

WARRANTY DEED

Address New Owner: Janet T. Powers 147 Cumberland Trace Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 073 16 0A 147.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pinnacle Bank, N.A., Trustee of the Margaret D. Lindsey Irrevocable Trust FBO Bobby L. Lindsey, Jr.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Janet T. Powers, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 147 on the Plan of CUMBERLAND TRACE, of record in Plat Book 5200, Page 724, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Pinnacle Bank, Trustee of the Margaret D. Lindsey Irrevocable Trust F/B/O Bobby L. Lindsey, Jr., by Warranty Deed from Stanley Scott Lindsey, of record in Instrument No. 20201102-0127802, in the Register's Office of Davidson County, Tennessee, dated October 30, 2020 and recorded on November 02, 2020.

Being the same property conveyed to Bobby L. Lindsey Sr. and wife, Margaret D. Lindsey and Stanley Scott Lindsey, all as tenants in common with a right of survivorship, by Warranty Deed from Beatrice E. St. John, unmarried and Joy A. Tutino, married, of record in Instrument No. 20040915-0111196, in the Register's Office of Davidson County, Tennessee, dated September 14, 2004 and recorded on September 15, 2004. The said Margaret D. Lindsey died on September 04, 2013, then Bobby L. Lindsey Sr. died on May 16, 2020, leaving Stanley Scott Lindsey as surviving tenant in common with a right of survivorship.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CUMBERLAND TRACE, as recorded in Plat Book 5200, Page(s) 724 revising the plats recorded in Plat Book 5200, Page 639 and Plat Book 5200, Page 700.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6218, Page 528, as amended in Instrument No. 20090825-0080066 and Instrument No. 20220802-0087899; amendment to the Bylaws recorded in Instrument No. 20220224-0020980; Rules and Regulations recorded in Instrument No. 20040405-0038158 and Instrument No. 20151103-0112087, as corrected in Instrument No. 20151110-0114516.

Easement for Conservation Greenway, recorded in Instrument No. 20011024-0116288.

Easement recorded in Instrument No. 20130517-0050098.

Common Open Space Deed recorded as Book 6218, Page 525.

This is improved property located at 147 Cumberland Trace Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 8th day of September, 2026.

Margaret D. Lindsey Irrevocable Trust FBO Bobby L. Lindsey, Jr.

BY: Pinnacle Bank, N.A., Trustee

BY: J.J. Dillingham SVP Pinnacle Bank
J.J. Dillingham
ITS: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, J.J. Dillingham, with whom I am personally acquainted, and who acknowledged himself to be the SVP of Pinnacle Bank, N.A., Trustee Margaret D. Lindsey Irrevocable Trust FBO Bobby L. Lindsey, Jr., the within named bargainer, and that he as such SVP, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its SVP.

Witness my hand, at office, this 8th day of September, 2026.

Kate Rosenthal
Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-ERE-26-147