Karen Johnson Davidson County
Batch# 578103 DEEDQC
02/25/2021 09:37:14 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210225-0023611

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Ryan W. Barry
Attorney at Law
P.O. Box 400
Winchester, TN 37398

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Pendleton Square Trust Company, LLC (Trustee) 35 Music Square East, Suite 320 Nashville, TN 37203	[Same]	Parcel 1: Map 92-6 Parcel 197 Parcel 2: Map 120-02 Parcel 47

QUITCLAIM DEED

RECITALS

1. Equitable Trust Company, Trustee of the James Isaac Cannon Trust U/A dated March 2, 2015 (the "Trust Agreement") received a partial interest in certain tracts and/or parcels of real property in Davidson County, Tennessee (described in Exhibit "A" of this Quitclaim Deed attached hereto and incorporated herein by reference), as evidenced by those certain Administrator c.t.a.'s Quitclaim Deeds recorded as Document Number 20170628-0065155 and as Document Number 20170628-0065156, both in the Register of Deeds Office for Davidson County, Tennessee (the "Property").

2. Equitable Trust Company has ceased serving as trustee of the Trust Agreement. Further, Pendleton Square Trust Company, LLC has been appointed to serve as successor trustee of the Trust Agreement moving forward.

3. Equitable Trust Company, as the previous trustee of the Trust Agreement, now wishes to clearly relinquish title of the Property to Pendleton Square Trust Company, LLC as the acting trustee of the Trust Agreement moving forward.

NOW THEREFORE, for and in consideration of the sum of One Dollar, and other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, EQUITABLE TRUST COMPANY, TRUSTEE OF THE JAMES ISAAC CANNON TRUST U/A DATED MARCH 2, 2015 (referred to herein as the "Grantor") does hereby sell, transfer, convey, and quitclaim unto PENDLETON SQUARE TRUST COMPANY, LLC, TRUSTEE OF THE JAMES ISAAC CANNON TRUST U/A DATED MARCH 2, 2015 (referred to herein as the "Grantee"), and its heirs and assigns, all of Grantor's right, title and interest in the certain tracts or parcels of real property, situated in Davidson County, Tennessee, described in Exhibit "A" of this Quitclaim Deed attached hereto and incorporated herein by reference.

SEE ATTACHED EXHIBIT "A"

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and attorney Ryan W. Barry disclaims responsibility for the status of the title to the property or for the accuracy of such information.

(Signatures on following page)

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 2nd day of February, 2020.

GRANTOR: THE JAMES ISAAC CANNON TRUST U/A DATED MARCH 2, 2015

EQUITABLE TRUST COMPANY, Trustee

By: M. W. Ruehling, VP
Signature

Print Name: Michael W. Ruehling

Title: Vice President

STATE OF TENNESSEE :
COUNTY OF Davidson :

Before me, a Notary Public of the state and county aforesaid, personally appeared Michael W. Ruehling on behalf of EQUITABLE TRUST COMPANY acting as trustee of the JAMES ISAAC CANNON TRUST U/A DATED MARCH 2, 2015 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

WITNESS my hand and seal this 2nd day of February, 2020.

LISA PAUL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022

Lisa Paul
Notary Public
My Commission Expires: 1.3.22

STATE OF TENNESSEE :

COUNTY OF Davidson :

I hereby swear and affirm that the actual consideration for this transfer is $0.00

THE JAMES ISAAC CANNON TRUST U/A DATED MARCH 2, 2015

PENDLETON SQUARE TRUST COMPANY, LLC as Trustee and Affiant/Grantee

By: Carolyn Hannon
Signature

Print Name: Carolyn Hannon

Title: Trust Officer

Sworn and subscribed to before me
this 9th day of February, 2024.

Notary Public

My Commission Expires: 7/9/24

THOMAS O. LOVELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 9, 2024

EXHIBIT A

PARCEL 1: Map 92-6 Parcel 197

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON AN UNRECORDED MAP SHOWING THE SURVEY OF LOTS NOS. 1 AND 2 ON THE PLAN OF CARRICKS SUBDIVISION OF BLOCK "L" OF THE HEFFERNAN PROPERTY, NOT OF RECORD, AND DESCRIBED ACCORDING TO A SURVEY BY LEWIS D. JUSTICE, APRIL 13, 1945, AS FOLLOWS:

Said Lot No. 1 fronts 51 feet on the easterly side of 28th Avenue, North, and runs back between parallel lines, along the north margin of Herman Street, 87 feet to the west line of Lot No. 3 of said Carrick's Plan.

SOURCE OF TITLE: Being the same property conveyed to Equitable Trust Company, Trustee of the James Isaac Cannon Trust U/A dated March 2, 2015, by Administrator c.t.a.'s Quitclaim Deed of record as Document Number 20170628-0065155, Register's Office for Davidson County, Tennessee.

SUBJECT TO current year's taxes, easements for storm sewer granted to the City of Nashville by Robert J. Johnson and wife, of record in Book 3508, Page 562, and Book 3530, Page 84 (both in the Register's Office for Davidson County, Tennessee) and such other matters affecting it as may appear of record.

PARCEL 2: Map 120-02 Parcel 47

BEING THE EASTERLY PART OF A LOT MARKED "COMMERCIAL" ON THE SUBDIVISION OF MIRO MEADOWS, AS OF RECORD IN BOOK 1424, PAGES 94 AND 95, OF THE REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING at a concrete monument in the Northerly margin of Vultee Boulevard at its intersection with McGavock Pike; thence with the margin of said Boulevard, North 86 degrees 48 minutes West 90 feet to a point; thence North 3 degrees 15 minutes East 180 feet to a point in the Southerly margin of a 20-foot alley; thence with the margin of said alley, South 86 degrees 48 minutes East 90 feet to a concrete monument at the beginning of a curve; thence around said curve, Southeasterly 31.43 feet to another concrete monument set in the westerly margin of McGavock Pike; thence with the margin of the same South 3 degrees 15 minutes West 140 feet to another concrete monument at the beginning of a curve; thence around said curve, Southwesterly 31.40 feet to the beginning.

SOURCE OF TITLE: Being the same property conveyed to Equitable Trust Company, Trustee of the James Isaac Cannon Trust U/A dated March 2, 2015, by Administrator c.t.a.'s Quitclaim Deed of record as Document Number 20170628-0065156, Register's Office for Davidson County, Tennessee.

SUBJECT TO current year's taxes and such other matters affecting it as may appear of record.

NO BOUNDARY SURVEY OF THE WITHIN TRACTS OR PARCELS OF REAL ESTATE WAS MADE AT THE TIME OF THIS CONVEYANCE, AND THE DESCRIPTION OF THE WITHIN TRACTS OR PARCELS OF REAL ESTATE IS NOT DIFFERENT FROM PREVIOUS DEEDS.