Karen Johnson Davidson County
Batch# 701343 DEEDQC
08/19/2021 01:19:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210819-0112492

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:
Mark D. Cannon and
Julie A. Wong, Co-Trustees
Cannon Power of Appointment
Trust dated 8/17/2010
2413 Valley Brook Road
Nashville, TN 37215

Send Tax Bills To:
same

Map/Parcel Number:
117 09 0D 001.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Peter M. Miller, Trustee under Trust Agreement F/B/O Virginia Burbank Foster U/A/D April 29, 1983 (the "Grantor"), does hereby quitclaim, transfer and convey all of the Grantor's right, title and interest in and to the following described property to Mark D. Cannon and Julie A. Wong, Co-Trustees, and their successors in trust, of the Cannon Power of Appointment Trust dated August 17, 2010 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Being Unit A and Private Element Parcel 1, Tax Parcel 1, of City Farm Townhouses, a Planned Unit Development created under Title 66, Chapter 27, Section 101 et seq, Tennessee Code Annotated, and as established by Instrument of record in Book 7354, Page 711, as amended in Book 8010, Page 699, and as further amended by Declaration of Covenants, Conditions and Restrictions, of record in Book 8362, Page 322, as amended in Book 8496, Page 87, Register's Office for Davidson County, Tennessee. Reference is hereby made to Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions, as amended, for a more complete identification and description of said parcel, which is further shown as Unit A and Private Element Parcel 1.

Being the same property conveyed to Stephen C. Curley, Trustee under Trust Agreement F/B/O Virginia Burbank Foster U/A/D April 29, 1983 by Warranty Deed from M. Terry Burkhalter and Peggy C. Burkhalter, husband and wife, of record in Instrument No. 20120620-0053930, Register's Office for Davidson County, Tennessee. Whereas, Peter M. Miller succeeded Stephen C. Curley as Trustee and is the currently serving Trustee of the Trust Agreement F/B/O Virginia Burbank Foster U/A/D April 29, 1983.

The legal description is the same as the previous deed of record.

This is improved property known as 2413 Valley Brook Road, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property, including Instruments of record in Book 7354, Page 711; Book 8010, Page 699; Book 8362, Page 322; Book 8496, Page 87; Book 7354, Page 719; and Book 8364, Page 105, Register's Office for Davidson County, Tennessee.

The Co-Trustees shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 18th day of August, 2021.

GRANTOR:

Peter M. Miller, Trustee
Trust Agreement F/B/O Virginia Burbank Foster
U/A/D April 29, 1983

STATE OF Massachusetts)
COUNTY OF Suffolk)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Peter M. Miller, Trustee, Grantor, who upon oath acknowledged that he is the Trustee of the Trust Agreement F/B/O Virginia Burbank Foster U/A/D April 29, 1983, 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 for the purposes therein contained.

WITNESS my hand and seal at office in Boston, this 18th day of August, 2021.

Notary Public

My Commission Expires: 12-30-27

DOLORES MARY CALLAHAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 30, 2027

(Remainder of page intentionally left blank.)

STATE OF Massachusetts)
)
COUNTY OF Suffolk)

The actual consideration for this transfer is zero dollars ($0.00).

Peter M. Miller, Affiant

Subscribed and sworn to before me this 18th day of August, 2021.

Notary Public

My Commission Expires: 12-30-27

DOLORES MARY CALLAHAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 30, 2027

CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, 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 August 18, 2021.

Andrea J. Sinclair

Andrea J. Sinclair

8-19-2021

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of August, 2021.

Notary Public

My Commission Expires: 7/7/2025

BEVERLY SEBASTIAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires July 07, 2025