THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1122105 DEEDWARR 04/12/2024 08:28:30 AM 5 pgs Fees: $28.00 Taxes: $5,605.50 20240412-0026014	STATE OF TN) COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is: $1,515,000.00 Michelle W Kendig Affiant Subscribed and sworn to before me, this 11th day of April, 2024. Patricia L Hurtt Notary Public My Commission Expires:

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 03-15-2025

WARRANTY DEED

Address New Owner: Tracey Skinner and Russell Skinner 2413 Valley Brook Road Unit A Nashville, TN 37215	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 117-09-0D-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **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** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **TRACEY SKINNER AND RUSSELL SKINNER, WIFE AND HUSBAND** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit A, 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, dated June 13, 2012 and recorded on June 20, 2012.

Being the same property conveyed 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 by Quitclaim Deed from Peter M. Miller, Trustee under Agreement F/B/O Virginia Burbank Foster U/A/D April 29, 1983 of record in Instrument No. 20210819-0112492 Register's Office for Davidson County, Tennessee, dated August 18, 2021 and recorded on August 19, 2021.

This is improved property commonly known as: **2413 Valley Brook Road Unit A Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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. Grantors further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 10th day of April, 2024.

THE CANNON POWER OF APPOINTMENT TRUST DATED AUGUST 17, 2010

MARK D. CANNON, Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **MARK D. CANNON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustee of the **THE CANNON POWER OF APPOINTMENT TRUST DATED AUGUST 17, 2010**, and that they as such Trustees, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

Witness my hand and seal, this 10th day of April, 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

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, dated June 13, 2012 and recorded on June 20, 2012.

Being the same property conveyed 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 by Quitclaim Deed from Peter M. Miller, Trustee under Agreement F/B/O Virginia Burbank Foster U/A/D April 29, 1983 of record in Instrument No. 20210819-0112492 Register's Office for Davidson County, Tennessee, dated August 18, 2021 and recorded on August 19, 2021.
This is improved property commonly known as: **2413 Valley Brook Road Unit A**
Nashville, TN 37215

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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. Grantors further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 10 day of April, 2024.

THE CANNON POWER OF APPOINTMENT TRUST DATED AUGUST 17, 2010

Julie Wong, Trustee

STATE OF Florida)
)
COUNTY OF Miami Dade)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Julie Wong**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustee of the **THE CANNON POWER OF APPOINTMENT TRUST DATED AUGUST 17, 2010**, and that they as such Trustees, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

Witness my hand and seal, this 10 day of April, 2024.

LUCIA CLEMENCIA SCOTT
Notary Public - State of Florida
Commission # HH 74305
My Comm. Expires Dec 21, 2024
Bonded through National Notary Assn.

Lucia Clemencia Scott
Notary Public
My Commission Expires: 12/21/2024

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 4/11/24 (date of document).

Michelle W Kendig
Affiant Signature

4/11/24
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 11th day of April, 2024.

Rebecca A. DeBoda
Notary's Signature

MY COMMISSION EXPIRES: 6/15/24

NOTARY'S SEAL

