39B

# Warranty Deed

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| Karen Johnson Davidson County<br>Batch # 1389398 DEEDWARR<br>03/06/2026 01:16:04 PM 2 pgs<br>Fees: $13.00 Taxes: $12,395.00<br>20260306-0018207 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $3,350,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 2nd day of March, 2026. Lydia H Weaver<br>Notary Public<br><br>My commission expires: 7/6/26 |

LYDIA H WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Highmark Holdings<br>Attn: Robbie King | New Owner(s) | 117-09-0D-001.00-CO |
| 1222 16th Ave S #300 | | |
| Nashville, TN: 37212 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RUSSELL AND TRACEY SKINNER REVOCABLE TRUST, UNDER TRUST AGREEMENT DATED JANUARY 22, 2025, AS AMENDED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT S. KING, MARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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.

Being the same property conveyed to Tracey Skinner and Russell Skinner, wife and husband by Warranty Deed from 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 of record in Instrument No. 20240412-0026014 Register's Office for Davidson County, Tennessee, dated April 10, 2024 and recorded on April 12, 2024.

Being the same property conveyed to The Russell and Tracey Skinner Revocable Trust, under trust agreement dated January 22, 2025, as amended by Quitclaim Deed from Tracey Skinner and Russell Skinner, wife and husband of record in Instrument No. 20250221-0012743 Register's Office for Davidson County, Tennessee, dated January 22, 2025 and recorded on February 21, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 2413 Valley Brook Road, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of March, 2026.

**Russell and Tracey Skinner Revocable Trust, under trust agreement dated January 22, 2025, as amended**

**By:** Russell Wayne Skinner Trustee
**Russell Wayne Skinner, Trustee**

**By:** Tracey Lynn Skinner Trustee
**Tracey Lynn Skinner, Trustee**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Russell and Tracey Skinner Revocable Trust, under trust agreement dated January 22, 2025, as amended, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of March, 2026.

Notary Public

My Commission Expires: 2-2-2030

JARED L. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY