Karen Johnson Davidson County
Batch# 961143 DEEDQC
01/13/2023 01:13:35 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230113-0003076

STATE OF TENNESSEE
COUNTY OF Davidson

This instrument prepared by:

Gary W. Temple
Attorney At Law
4211Gallatin Road
Nashville, TN 37216

GARY W. TEMPLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Based upon information provided by client

The actual consideration for this transfer is $0.00.

Marcia Foncree
Affiant

Subscribed and sworn to before me this 22 day of December, 2022

NOTARY PUBLIC

My Commission expires: 3-3-2025

QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
The Gilliland Group, LLC	Same	81-8
212 Scenic Drive		329
Dickson, Tennessee 37055		

KNOWN ALL MEN BY THESE PRESENT that Lisa Cooper, Marcia Foncree and Celia Ennis, heirs/next of kin of JoAnn Early, for and in consideration of the sum of Ten Dollars and No/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, does by these presents hereby quitclaim and convey unto The Gilliland Group, LLC, the right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being the south 35 feet of Lot No. 8, of W.S. Settle's Subdivision of certain lots in North Nashville Real Estate Plan, as of record in Book 57, Page 71, Register's Office for said County. Said part of said lot fronts 35 feet on the westerly side of Nassau Street and extends back between parallel lines, 155 feet to Jenkins Street. This property is improved and known as 1713 Nassau Street, Nashville, Tennessee. Being the same property conveyed to Ernest M. Hill and wife, Ora D. Hill by deed from John T. Dunlap and wife, Mildred Taylor Dunlap and Lonnie M. Dunlap and wife, Addie Mai Dunlap of record in Book 3576, Page 513, Register's Office for Davidson County, Tennessee. The said Ernest M. Hill having since died.

Being the same property conveyed to Dewey Burnett by warranty deed from Ora D. Hill of record in Book 5528, pages 578-580, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to by deed from JoAnn Early, by deed from JoAnn Early, Executrix for the Estate of James Dewey Burnett, Seventh Circuit Court for

Davidson County, Probate Division, Docket No. 06P-1718, of record as instrument no. 20101109-0089832, Register's Office for Davidson County, Tennessee.
Said JoAnn Early having since died intestate on January 4, 2018, leaving her husband, Granville Early; children - Lisa Cooper, Marcia Foncree and Celia Ennis; son-in-law, Foy Gilliland; granddaughter, Grace Gilliland and Grandson, Seth Gilliland, as her heirs-at-law, as evidenced by Affidavit of Heirships of record in instrument no. 20230113-0003072 and 20230113-0003073 Register's Office for Davidson County, Tennessee.

Said Granville Early having since died intestate on February 13, 2019, leaving his children - Lisa Cooper, Marcia Foncree and Celia Ennis; son-in-law, Foy Gilliland; granddaughter, Grace Gilliland and Grandson, Seth Gilliland, as her heirs-at-law, as evidenced by Affidavit of Heirships of record in instrument no. 20230113-0003075 and 20230113-0003074, Register's Office for Davidson County, Tennessee.

Said Granville Early having died on February 13, 2019.
James Dewey Burnett and Dewey Burnett being one and the same

This is improved property known as 1713 Nassau Street, Nashville, Tennessee 37208.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 30 day of December, 2022.

Lisa Cooper
Lisa Cooper

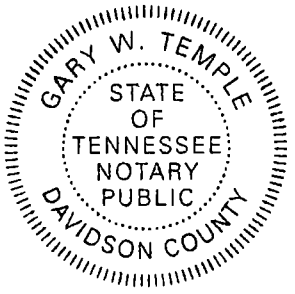
Marcia Foncree
Marcia Foncree

Celia Ennis
Celia Ennis

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County of State, Lisa Cooper, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 30 day of December, 2022.

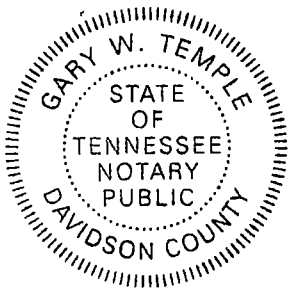


Notary Public
My Commission Expires: 3-4-2025

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County of State, Marcia Foncree, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 30 day of December, 2022.

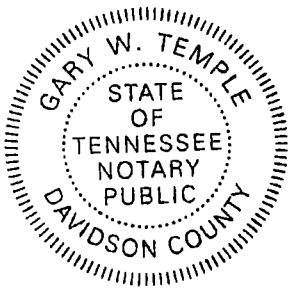


Notary Public
My Commission Expires: 3-4-2025

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County of State, Celia Ennis, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 30 day of December, 202__.



Notary Public
My Commission Expires: 3-4-2025