Karen Johnson Davidson County
Batch# 961143 DEEDQC
01/13/2023 01:13:35 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230113-0003079

STATE OF TENNESSEE
COUNTY OF Davidson

This instrument prepared by:

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

The actual consideration for this transfer is $0.00.

Marcia Foncree
Affiant

GARY W. TEMPLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 30 day of December, 2022

NOTARY PUBLIC

My Commission expires: 3-27-2025

Based upon information provided by client

QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
The Gilliland Group, LLC 212 Scenic Drive Dickson, Tennessee 37053	Same	Map 81-8 Parcel 5.1

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 lots Nos. 1, 2 and 3 and the southerly part of lot No. 4 in the Subdivision of lot No. 9 in Owen's Buena Vista Plan of Lots, as of record in book No. 57, page 28, Register's Office for said County, and also in Plan Book No. 1, page 84 of the Chancery Court at Nashville, described as follows:

BEGINNING at the northwest corner of North Clay Street and Delta formerly Hamburg Street, being the southeast corner of lot No. 1; thence with the northerly margin of Clay Street westerly 175 feet to the easterly margin of an alley; thence with the easterly margin of said alley northerly 170 feet, more or less, to the southerly margin of a 13 foot alley; thence with the southerly margin of said 13 foot alley easterly to the western margin of Delta Street; thence with said Street 170 feet, more or less, southerly to the point of beginning.

INCLUDED in the above description, but excluded therefrom, is that part of property conveyed to C.A. Lovell, Sr., and wife, by deed of record in Book 1302, page 15, Register's

Office for said County, and that part of property conveyed to Henry K. Buckner, Jr., and wife, by deed of record in Book 3253, page 145, Register's Office for said County.

SAID property was devised to Love Beazley, by will of Lillie Davis, deceased of record in Will Book 82, page 239, Probate Court for Davidson County, Tennessee.

And being the same property conveyed to J.C. Head by deed from Love Beazley of record in Book 4561, page 18, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Top Motors, Inc., by deed from J.C. Head and wife Christine Head of record in Book 5146, page 606, 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. 20101109-0089847, 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. 20230113-0003074 and 20230113-0003075, Register's Office for Davidson County, Tennessee.

Said Granville Early having died on February 13, 2019.
Top Motors, Inc., being owned by James Dewey Burnett and being the sole owner

This is improved property known as 828 Clay 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.

GARY W. TEMPLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3-23-2025

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.

GARY W. TEMPLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3-23-2025

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 2022.

Notary Public
My Commission Expires: 3-3-2025

