Karen Johnson Davidson County
Batch# 969427 DEEDQC
02/10/2023 09:54:41 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230210-0009851

This Instrument Was Prepared By:
David B. Brogdon
Attorney at Law
230 North Main Street
Dickson, Tennessee 37055

**THIS DEED WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES.
NO TITLE SEARCH WAS REQUESTED NOR PERFORMED.
NO TAX ADVICE HAS BEEN GIVEN.**

QUITCLAIM DEED

We, Foy Gilliland, Seth Gilliland and Grace Gilliland, heirs/next of kin of JoAnn Early, for and in consideration of the sum of $10.00 and no/100 ($10.00) dollars, by these presents do hereby quitclaim, transfer and convey unto Marcia Foncree, Lisa Cooper and Celina Ennis, their heirs and assigns, all of our right, title and interest in the following described tract or parcel of land in Davidson County, Tennessee:

BEING Lot 278 on the Plan of McGavock, Wetmore's and Other's First Addition to Nashville, called the Town of McGavock as of record in Book 21, page 23, Register's Office for said County.

Said Lot No. 278 front 50 feet on the westerly side of 10th Avenue North, formerly Polk Street, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Robert T. Thompson et ux, Altie Lee Thompson by Installment Deed from Dovie E. Bradford, of record in Book 2926, page 210, Register's Office for Davidson County.

EXCEPTING THEREFROM THE ABOVE-DESCRIBED TRACT #2 is the following tract of land conveyed to the State of Tennessee for the use and benefit of the Department of Highways, of record in Book 4143, page 101, said Register's Office, and more particularly described as follows:

Beginning at a point in the westerly margin of 10th Avenue, said point being the southeasterly corner of a tract of land conveyed to Robert T. Thompson and wife, as of record in Book 2926, page 210, Register's Office for Davidson County, Tennessee, said point also being the northeasterly corner of a tract of land conveyed to Milton P. Webb and wife, as of record in Book 2096 page 531, Register's Office for Davidson County, Tennessee; thence with the common line between said tracts of land, S 42 deg. 33' 42" W. 150 feet to a point in the easterly margin of an alley; thence N 8 deg. 11' 41" E. 92.11 feet to a point in the common line between said Thompson tract and a tract of land conveyed to Wilfred Massey and wife, as of record in Book 3285, page 369, Register's office for Davidson County, Tennessee; thence with the common line between the last two mentioned tracts, N 42 deg 33' 42" E. 73.90 feet to a point in the westerly margin of 10th Avenue, said point being the common corner between the last two mentioned tracts; thence with the westerly margin of 10th Avenue and the easterly boundary of said

Thompson tract, S 47 deg. 30' 29" E 52 feet to the point of beginning. Containing 5,281 sq. feet + or -.

Being part and parcel of the same property conveyed to JoAnn Early, by Quitclaim Deed dated September 28, 2010, from JoAnn Early, Executrix for the Estate of James Dewey Burnett, Probate Court for Davidson County, Tennessee, Docket No. 06P-1718, and of record in Deed Book 20101109, Page 89843, in the Registers Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

It is the intent that Foy Gilliland, Seth Gilliland and Grace Gilliland divest any interest they may have in the above-described property.

Said JoAnn Early having 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 or record in instrument No. 20230113-0003072 and 20230113-0003073, at the 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 his heirs-at-law, as evidenced by Affidavit of Heirships of record in instrument No. 20230113-0003074 and 20230113-0003075, at the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 26 day of January, 2023.

Foy Gilliland

Seth Gilliland

Grace Gilliland

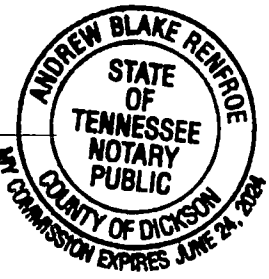
STATE OF TENNESSEE)
COUNTY OF Dickson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, FOY GILLILAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee, on this 20 day of January, 2023.

My Commission Expires: 6-24-2024

NOTARY PUBLIC



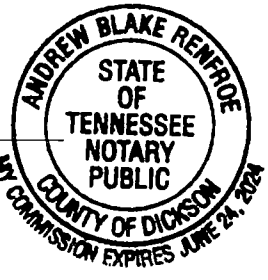
STATE OF TENNESSEE)
COUNTY OF Dickson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, SETH GILLILAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee, on this 25 day of January, 2023.

My Commission Expires: 6-24-2024

NOTARY PUBLIC



STATE OF TENNESSEE)
COUNTY OF Dickson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, GRACE GILLILAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee, on this 26 day of January, 2023.

My Commission Expires: 6-24-2024

NOTARY PUBLIC



STATE OF TENNESSEE)
COUNTY OF Dickson)

I hereby swear or affirm that the actual consideration for this transfer is $10.00.

AFFIANT

Subscribed and sworn to before me this 20 day of January, 2023.

My Commission Expires: 6-24-2024

NOTARY PUBLIC

ANDREW BLAKE RENFROE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES JUNE 24, 2024

MAP: 81-12
GROUP:
PARCEL: 128

ADDRESS OF NEW OWNER AND SEND TAX BILLS TO:

Lisa E. Cooper
201 Oak Dr.
Dickson, TN 37055

This is () improved (x) unimproved property known as: 1623 10th Ave. N, Nashville, TN.