Karen Johnson Davidson County
Batch# 969427 DEEDQC
02/10/2023 09:54:41 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230210-0009853

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:

> Land in Davidson County, Tennessee, being the southern 40 feet of Lot 393 McGavock and Westmore's Addition to Nashville, called the addition to the town of McGavock, the plan of which is of record in Book 21, page 41, Register's Office for said County.
>
> Said part of Lot No. 393 fronts 40 feet on the Southwest side of 17th Avenue, North, and extends back between parallel lines, 170 feet to an alley.
>
> Subject to restrictive covenants mentioned in the Plan of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.
>
> 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 89838, 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

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

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

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

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

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

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: 81-11
GROUP:
PARCEL: 177

ADDRESS OF NEW OWNER AND SEND TAX BILLS TO:

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

This is (x) improved () unimproved property known as: 1707 17th Ave. N., Nashville, TN.