Karen Johnson Davidson County
Batch# 969427 DEEDQC
02/10/2023 09:54:41 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230210-0009856

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 the North 10 feet of lot No. 404 and the South 40 feet of Lot No. 403 on the plan of the subdivision of lots 403, 404, 405 and 406 on the plan of McGavock, Wetmore and Other First Addition to Nashville, as of record in Book 21, page 23, Register's Office for said County, and more fully described as follows:

Beginning at a stake in the westerly margin of Mary Street, 140 feet from the northerly margin of Cheatham Street, passing the common lot line of lots 404 and 405 at 100 feet, running thence with the westerly margin of Mary Street 50 feet to the south margin of a 10 feet alley, passing the common lot line of lots 403 and 404 at 10 feet, running thence with the south margin of said alley south 39 deg. 30 min. west 60 feet to the east margin of the another alley; thence with the east margin of the last named alley south 44 deg. 45 min. east 50.5 feet to a stake, passing the common lot line of lots 403 and 404 at 40.5 feet, running thence north 39 deg. 30 min. east 65.3 feet to the point of beginning. All in accordance with the survey of Norris H. Hickerson, dated February 22, 1950.

Subject to restrictive covenants as mentioned in the Plan of record in Book 21, page 23, 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 89842, 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: 81-16
GROUP:
PARCEL: 139

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: 1515 Mary Street, Nashville, TN.