THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37660-05-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $130,000 00 Affiant Subscribed and sworn to before me this 12th day of May, 2023 Notary Public My Commission Expires 6/22/26

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Premier Home., LLC 1992 Carothers Road Nolensville, TN 37135	Premier Home., LLC 1992 Carothers Road Nolensville, TN 37135	Map and Parcel No.: 081110031100 081 11 0 0311.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lisa Early Cooper, unmarried, and Marcia Early Foncree, unmarried, and Celia Early Ennis, married** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Premier Home, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 0 16th Ave N, Nashville, TN 37208

The subject property has never served as the principal residence of Grantors.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 1003707 DEEDWARR
05/16/2023 10 19 12 AM 3 pgs
Fees $18 00 Taxes: $481 00

20230516-0036487

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of May, 2023

Lisa Early Cooper by Tom Fussell, her attorney-in-fact

Marcia Early Foncree

Marcia Early Foncree

Celia Early Ennis by Tom Fussell, her attorney-in-fact

Celia Early Ennis by Tom Fussell, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tom Fussell, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Lisa Early Cooper, and he is authorized by Lisa Early Cooper to execute this instrument on her behalf.

Witness my hand and seal, at office, this 12th day of May, 2023.

Notary Public
My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 12th day of May, 2023.

Notary Public
My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tom Fussell, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Celia Early Ennis, and he is authorized by Celia Early Ennis to execute this instrument on her behalf.

Witness my hand and seal, at office, this 12th day of May, 2023.

Notary Public
My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee being part of Lot No 289 on the plan of McGavock, Wetmore and Other's Second Addition, called the Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee

Said part of Lot No 289 is described as follows

Beginning at a point in the easterly margin of 16th Avenue North, formerly Hendershott Street, at the corner of Lots 289 and 290 and runs thence easterly with the dividing line between said two lots, 120 feet, more or less, to a point, thence northerly and parallel with 16th Avenue North, 25 feet; thence westerly and parallel with the south line of said Lot No. 289, 120 feet, more or less, to the easterly margin of said Avenue, thence with the easterly margin of said Avenue, southerly 25 feet to the point beginning

Being part of the same property conveyed to Dewey Burnett, by Warranty Deed from Edward Norman and wife, Daphney Norman, and J D Norman and wife, Nia Norman, of record in Book 7124, Page 58, in the Register's Office for Davidson County, Tennessee, dated January 20, 1987, and recorded on February 2, 1987

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 Instrument No 20101109-89833 and Instrument No. 20101109-0089834, in the Registers Office of Davidson County, Tennessee

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

Being part of the same property conveyed to Marcia Foncree, Lisa Cooper and Celina Ennis, by Quit Claim Deed from Foy Gilliland, Seth Gilliland and Grace Gilliland, of record in Instrument No 20230210-0009852 and Instrument No. 20230210-0009859, in the Register's Office for Davidson County, Tennessee, dated January 26, 2023, and recorded on February 10, 2023

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

This conveyance is made subject to

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No 081110031100
2 Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq
3 Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of McGavock, Wetmore and Other's Second Addition, called the Addition to the Town of McGavock, as recorded in Plat Book 21, Page 41.