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. 37661-05-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $110,000.00. Claire H. Jenkins Affiant Subscribed and sworn to before me this 14th day of July, 2023. Eileen K. Hopkins Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1030063 DEEDWARR
07/24/2023 02:02:30 PM 4 pgs
Fees: $23.00 Taxes: $407.00
20230724-0056936

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: David Ryan Long 1515 Mary Street Nashville, TN 37208	**Send Tax Bills To:** New Owners	**Tax Information:** Map and Parcel No.: 08116013900

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, **Marcia Foncree, unmarried, and Lisa Cooper, unmarried, and Celia Ennis, married** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **David Ryan Long and Julia Long, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1515 Mary Street, Nashville, TN 37208.

Subject property has never been the residence of any of the Grantors.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs 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 Grantees, their heirs 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.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 14th day of July, 2023.

Marcia Foncree by [signature], Atty-In-Fact
Marcia Foncree by Gerald G. Patterson, her attorney-in-fact

Lisa Cooper by [signature], Atty-In-Fact
Lisa Cooper by Gerald G. Patterson, her attorney-in-fact

Celia Ennis by [signature], Atty-In-Fact
Celia Ennis by Gerald G. Patterson,
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, Gerald G. Patterson 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 Marcia Foncree, Lisa Cooper, and Celia Ennis, by virtue of Limited Powers of Attorney recorded as Instrument Numbers 20230712-0053405, 20230712-0053403, and 20230712-0053404, respectively, Register's Office for Davidson County, Tennessee, and he is authorized by Marcia Foncree, Lisa Cooper, and Celia Ennis to execute this instrument on their behalf.

Witness my hand and seal, at office, this 14th day of July, 2023.

[signature]
Notary Public

My Commission Expires:

10-2-2023

EILEEN K. HOPKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

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's Town, North 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.

Being the same property conveyed to Dewey Burnett, by Warranty Deed from Larry Neal Cole, of record in Book 6836, Page 400, in the Register's Office for Davidson County, Tennessee, dated April 23, 1986 and recorded on April 23, 1986. The said Dewey Burnett died October 19, 2006, devising subject property to JoAnn Early. See Probate Docket No. 06P-1718 in the Probate Court for Davidson County, Tennessee.

Being the same property conveyed to JoAnn Early, by Quitclaim Deed from JoAnn Early, Executrix for the Estate of James Dewey Burnett, Probate Court for Davidson County, Tennessee, Docket No. 06P-1718, of record in Instrument No. 2101109-0089842, in the Register's Office for Davidson County, Tennessee, dated September 28, 2010 and recorded on November 9, 2010. The said JoAnn Early died on January 4, 2018, leaving Granville Early as surviving tenants by the entirety. The said Granville Early died on February 13, 2019, intestate, devising subject property to Lisa Cooper, Celia Ennis and Marcia Foncree. See Affidavit of Heirship in Instrument Nos. 20230113-0003072, 20230113-0003073, 20230113-0003074 and 20230113-0003075 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Marcia Foncree, Lisa Cooper and Celina Ennis, by Quitclaim Deed from Foy Gilliland, Seth Gilliland and Grace Gilliland, heirs/next of kin of JoAnn Early, of record in Instrument No. 20230210-0009856, in the Register's Office for Davidson County, Tennessee, dated January 26, 2023 and recorded on February 10, 2023.

This conveyance is made subject to:

1. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable, which have been prorated and assumed by Grantee.
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's Town, North Nashville, as recorded in Plat Book 21, Page(s) 23, Register's Office for Davidson County, Tennessee..
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Subdivision of Lots 403-404-405 & 406 in D.T. McGavocks Addition to Nashville, as recorded in Plat Book 547, Page 3, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/14/23 (date of document).

Affiant Signature

7/24/23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24 day of July, 2023.

Notary Signature

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3-15-2025