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. 37710-05-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $25,000.00. Affiant Subscribed and sworn to before me this 18th day of August, 2023. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1045869 DEEDWARR
09/05/2023 11:00:30 AM 4 pgs
Fees: $23.00 Taxes: $92.50
20230905-0069282

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

WARRANTY DEED

Address New Owner: Tony Patton 1623 10th Avenue North Nashville, TN 37208	**Send Tax Bills To:** Tony Patton 4712 Crystal Brook Dr Antioch, TN 37013	**Tax Information:** Map and Parcel No.: 08112012800

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 Cooper, unmarried, and Marcia Foncree, unmarried, and Celia Ennis, married**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Tony Patton** ("Grantee"), his heirs 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 1623 10th Avenue North, Nashville, TN 37208.

The subject property has not never been the residence or marital residence of any of the Grantors.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his 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 Grantee, his 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, Grantor has executed this instrument on the 28th day of August, 2023.

Lisa Cooper by Gerald G. Patterson, Atty-In-Fact

Lisa Cooper by Gerald G. Patterson, her attorney-in-fact

Marcia Foncree by Gerald G. Patterson, Atty-In-Fact

Marcia Foncree by Gerald G. Patterson, her attorney-in-fact

Celia Ennis by Gerald G. Patterson, 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 Lisa Cooper, and he is authorized by Lisa Cooper to execute this instrument on her behalf.

Witness my hand and seal, at office, this 28th day of August, 2023.

Notary Public
My Commission Expires:

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON 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, 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, and he is authorized by Marcia Foncree to execute this instrument on her behalf.

Witness my hand, at office, this 28th day of August, 2023.

Notary Public
My Commission Expires:

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON 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, 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 Celia Ennis, and he is authorized by Celia Ennis to execute this instrument on her behalf.

Witness my hand, at office, this 28th day of August, 2023.

Notary Public

My Commission Expires:

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

EXHIBIT "A"

The following described tract or parcel of land in Davidson County, Tennessee.
Being Lot 278 on the Plan of McGavock's Town North Nashville 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.
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, South 42 degrees 33' 42" West 150 feet to a point in the Easterly margin of an alley; thence North 8 degrees 11' 41" East 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, North 42 degrees 33' 42" East 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, South 47 degrees 30' 29" East 52 feet to the point of beginning. Containing 5,281 sq. feet + or -.

Being the same property conveyed to Dewey Burnett, by Warranty Deed from Robert T. Thompson et ux, Altie Lee Thompson, of record in Book 7908, Page 543, in the Register's Office of Davidson County, Tennessee, dated July 21, 1989 and recorded on August 07, 1989. Said James Dewey Burnett died on October 19, 2006.

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. 20101109-0089843, in the Register's Office of Davidson County, Tennessee, dated September 28, 2010 and recorded on November 09, 2010. Said JoAnn Burnett Early died intestate on January 04, 2018, leaving her husband, Graville 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 Instrument No. 20230113-0003073, at the Register's Office of Davidson County, Tennessee. Also 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 or record in Instrument No. 20230113-0003074 and Instrument No. 20230113-0003075, 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. 20230210-0009851, in the Register's Office of Davidson County, Tennessee, dated January 26, 2023 and recorded on February 10, 2023.

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 Grantees. Map and Parcel No. 08112012800.
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 Book 21, Page 23.

Certificate of Authenticity

I, **Jennifer Chandler-Cole** , do hereby make an oath that I am a licensed attorney and/or 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 8/28/23

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 8/31/23

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 8/31/23

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

