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. 37918-10-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $202,000.00. Affiant Subscribed and sworn to before me this 30th day of October, 2023. Notary Public My Commission Expires

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

WARRANTY DEED

Address New Owner: Victor Pier Thibault Lecoffre 1816 10th Avenue North Nashville, TN 37208	**Send Tax Bills To:** New Owner 100 Powell Pl #1426 Nashville, TN 37204	**Tax Information:** Map and Parcel No.: 08107054800

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 **Victor Pier Thibault Lecoffre, unmarried** ("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 improved property located at 1816 10th Avenue North, Nashville, TN 37208.

The subject property has 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.

Karen Johnson Davidson County
Batch# 1068491 DEEDWARR
11/03/2023 01:13:30 PM 4 pgs
Fees: $23.00 Taxes: $747.40
20231103-0086299

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of October, 2023.

Lisa Cooper by [signature], Atty In-Fact

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

Marcia Foncree by [signature], Atty In-Fact

Marcia Foncree 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 Lisa Cooper, and he is authorized by Lisa Cooper to execute this instrument on her behalf.

Witness my hand and seal, at office, this 30th day of October, 2023.

[signature]
Notary Public
My Commission Expires:

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

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, 30th day of October, 2023.

[signature]
Notary Public
My Commission Expires:

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

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, 30th day of October, 2023.

[signature]
Notary Public

My Commission Expires:

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

The following described tract or parcel of land in Davidson County, Tennessee.

Being Lot No. 26 in the J.L. Valentino's Maple Grove Plan, as of record in Book 57, page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 33 1/3 feet on the easterly side of 10th Avenue North, formerly Maple Street, and extends back between parallel lines 174 feet to an alley.

Being part of the same property conveyed to Dewy Burnett a/k/a J.D. Burnett by Quitclaim Deed dated June 14, 2002 from John Edward Mayes of record in Instrument No. 20020624-0075549, Register's Office for Davidson County, Tennessee. James Dewy Burnett having since 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. 20101109-0089836, 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, 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 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. See also Affidavit of Heirships of record in Instrument No. 20230714-0054124, Instrument No. 20230714-0054125, Instrument No. 20230714-0054126, Instrument No. 20230714-0054127, Instrument No. 20230714-0054128 and Instrument No. 20230714-0054129, Register's Office for 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. 20230210-0009855, in the Register's Office of Davidson County, Tennessee, dated January 26, 2023 and recorded on February 10, 2023. Celina Ennis and Celia Ennis are one and the same person.

This conveyance is made subject to:

1. 2023 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 57, Page 83, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Emily Manno, do hereby make 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 **10/30/23**.

Date

Affiant Signature

10/30/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30** day of **October**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

