Karen Johnson Davidson County
Batch# 1098607 DEEDWARR
02/06/2024 03:13:30 PM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20240206-0008440

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. 38005-01-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $290,000.00. Affiant Subscribed and sworn to before me this 6th day of February, 2024. Notary Public My Commission Expires: 7/7/27

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Leemor Jewelers Inc. 2006 10th Avenue North Nashville, TN 37208	**Send Tax Bills To:** New Owner 6446 EDINBURGH DR NASHVILLE, TN 37221	**Tax Information:** Map and Parcel No.: 08107013600

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, , **and Marcia Foncree, unmarried, Lisa Cooper, unmarried, and Celia Ennis, married** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Leemor Jewelers, Inc., a New York Corporation, dba Hearten Home Builders** ("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 improved property located at 2006 10th Avenue North, Nashville, TN 37208.

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 covenants 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 binds 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.

IN WITNESS WHEREOF, Grantors has executed this instrument on the 6th day of February, 2024.

Marcia Foncree by Gerald G. Patterson, Atty In Fact

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

Lisa Cooper by Gerald G. Patterson, Atty In Fact

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

Witness my hand, at office, this 6th day of February, 2024

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

Notary Public
My Commission Expires: 7-7-2027

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

Witness my hand, at office, this 6th day of February, 2024

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

Notary Public
My Commission Expires:

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 6th day of February, 2024.

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

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 33 on Jas. C. Owen's Plan of Buena Vista Lots, as appears of record in Plat Book 36, page 253, and Plan Book 40, Page 278, Register's Office for Davidson County, Tennessee.

Said Lot 33 fronts 50 feet on the east side of Crooked Street (now 10th Avenue, North) and runs back between parallel lines 129 feet, more or less.

Being part of the same property conveyed to Dewey Burnett by Deed dated October 15, 1987 from Rosson Wood of record in Book 7380, Page 280, as corrected in Book 7400, Page 231,Register's Office for Davidson County, Tennessee. James Dewey Burnett having since died on October 19, 2006.

Being part of 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. 20110622-0047819, in the Register's Office of Davidson County, Tennessee, dated September 28, 2010 and recorded on June 22, 2011. 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 part of 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. 20230210-0009858, 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. 2024 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 36, Page 253 and Book 40, Page 278, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 02/06/24 (date of document).

Affiant Signature

02/06/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of February, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

