Karen Johnson Davidson County
Batch# 1152997 DEEDWARR
07/01/2024 11:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,498.50
20240701-0049324

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. 38150-04-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $405,000.00. Affiant Subscribed and sworn to before me this 28th day of June, 2024. Notary Public My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Jennye Elizabeth Greene 540 Southcrest Drive Nashville, TN 37211	**Send Tax Bills To:** Jennye Elizabeth Greene 540 Southcrest Drive Nashville, TN 37211	**Tax Information:** Map and Parcel No.: 08111031200

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, LISA COOPER, unmarried, and CELIA ENNIS, married** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jennye Elizabeth Greene, married** ("Grantee"), her 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 1744 16th Avenue North, Nashville, TN 37208.

This property has never served as the marital residence of the married Grantor.

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

And Grantor 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, her 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 June, 2024.

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

Lisa Cooper by Gerald G. Patterson, her attorney-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 28th day of June, 2024

Notary Public
My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC 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 Lisa Cooper, and he is authorized by Lisa Cooper to execute this instrument on her behalf.

Witness my hand, at office, this 28th day of June, 2024

Notary Public
My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC 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, this 28th day of June, 2024

Notary Public
My Commission Expires:

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

202407010049324

EXHIBIT "A"

Land in Davidson County, Tennessee being the northerly half of Lot No. 290 on the Plan of McGavock, Wetmore and Others' 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. 290 fronts 50 feet on the easterly side of 16th Avenue North, formerly Hendershott Street, and runs back between Parallel lines 170 feet to an alley.

Being part of the same property conveyed to Dewey Burnett by deed dated January 20, 1987 from Edward Norman and wife, Daphney Norman, and J.D. Norman and wife, Nina Norman of record in Book 7124, Page 58, 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 Deeds 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. 20101109-0089833 and Instrument No. 20101109-0089834, in the Register's Office of Davidson County, Tennessee, dated September 28, 2010 and recorded on November 9, 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 part of the same property conveyed to Marcia Foncree, Lisa Cooper and Celina Ennis, by Quitclaim Deeds from Foy Gilliland, Seth Gilliland and Grace Gilliland, heirs/next of kin of JoAnn Early, of record in Instrument No. 20230210-0009852 and Instrument No. 20230210-0009859, 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 City/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 21, Page 41, 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 6/28/24 (date of document).

Affiant Signature

7/1/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

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