Karen Johnson Davidson County
Batch# 1184528 DEEDQC
09/20/2024 02:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240920-0073179

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 20th day of September, 2024. Notary Public My Commission Expires: 3/8/28

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

QUITCLAIM DEED

Address New Owner: The Gilliland Group, LLC 159 1st Avenue North #144 Franklin, TN 37064	Send Tax Bills To: New Owner 159 1st Avenue North #144 Franklin, TN 37064	Tax Information: Map: 81-7 Parcel: 142

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **SETH GILLILAND, unmarried, and GRACE GILLILAND, unmarried** (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey unto **THE GILLILAND GROUP, LLC, a Tennessee limited liability company,** its successors and assigns, all of their right, title and interest in and to the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" attached hereto.

This is improved property located at 2005 9th Avenue North, Nashville, Tennessee, 37208.

Whenever used, the singular number 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 this 20th day of September, 2024.

GRANTOR:

SETH GILLILAND

GRACE GILLILAND

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the County and State aforesaid, Seth Gilliland and Grace Gilliland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal in Nashville, Tennessee, on this 30th day of September, 2024.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

Exhibit "A"

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, Being the Northerly 12 feet of Lot No. 26 and the Southerly half or 25 feet of Lot No. 27 on OWEN'S PLAN OF BUENA VISTA LOTS, being part of Original Lot No. 8, of record in Book 57, Page(s) 26-27, Register's Office for Davidson County, Tennessee.
Said Northerly part of Lot No. 26 and Southerly part of Lot No. 27 front together 37 feet on the Westerly side of 9th Avenue, North, formerly Buena Vista Pike, and run back between parallel lines 129 feet, more or less, to an alley.

Being the same property conveyed to The Gilliland Group, LLC, by Quitclaim Deed from Lisa Cooper, Marcia Foncree and Celia Ennis, heirs/ next of kin of JoAnn Early, of record in Instrument No. 20230113-0003077, in the Register's Office of Davidson County, Tennessee, dated December 30, 2022, and recorded on January 13, 2023.

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. 20101109-0089849, in the Register's Office for Davidson County, Tennessee, dated September 28, 2010, and recorded on November 09, 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 Top Motors, Inc., by Warranty Deed from Beatrice Stratton and Barbara Stratton, of record in Book 5065, Page 29, in the Register's Office of Davidson County, Tennessee, dated August 30, 1976, and recorded on September 22, 1976. Top Motors, Inc. being owned by James Dewey Burnett and being the sole owner, The said Dewey Burnett died October 19, 2006.

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 9/20/24 (date of document).

Affiant Signature

9/20/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

