Karen Johnson Davidson County
Batch# 1184528 DEEDWARR
09/20/2024 02:05:30 PM 4 pgs
Fees: $23.00 Taxes: $629.00
20240920-0073180

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 38289**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $170,000.00. 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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ali Shahosseini 439 Becanni Lane Nashville, TN 37209	New Owner	Map and Parcel No.: 081 07 0 142.00

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, **THE GILLILAND GROUP, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ALI SHAHOSSEINI** ("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 2005 9th Ave. 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, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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 20th day of September, 2024.

The Gilliand Group, LLC, a Tennessee limited liability company

BY: _____ Authorized Member
Foy D. Gilliland, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Foy D. Gilliland, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Authorized Member of The Gilliland Group, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th 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"

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 Plat Book 57, Pages 26 and 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, and by Quitclaim Deed from Seth Gilliland, unmarried, and Grace Gilliland, unmarried, of record in Instrument No. 202409200073179, Register's Office for Davidson County, Tennessee, dated September 20, 2024 and recorded on September ____, 2024.

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.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OWEN'S PLAN OF BUENA VISTA LOTS, as recorded in Plat Book 57, Page(s) 26-27.

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

