Karen Johnson Davidson County
Batch# 1202325 DEEDWARR
11/06/2024 11:30:30 AM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20241106-0086272

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. 38353-09-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $420,000.00. Affiant Subscribed and sworn to before me this 29th day of October, 2024. Notary Public My Commission Expires:

TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Dowling Capital Investments, LLC	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 08112031300

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** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Dowling Capital Investments LLC, a Tennessee limited liability company** ("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 1511 9th 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 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 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 have executed this instrument on the 29th day of October, 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 6th day of February, 2024

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 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

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

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of McGavock, Wetmore and Other's Addition to Nashville, called the "Town of McGavock", as of record in Book 21, Page 23, Register's Office for said County.

Said Lot No. 175 fronts 50 feet on the westerly side of Ninth Avenue, North, formerly Buena Vista Stareet, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to DEWEY BURNETT, by Warranty Deed from PAUL A. KEESEE, UNMARRIED of record in Book 7690, Page 11, in the Register's Office for Davidson County, Tennessee, dated October 28, 1988, and recorded on October 28, 1988. The said JAMES DEWEY BURNETT died on October 19, 2006.

BEING part and parcel of the same property conveyed to JO ANN EARLY, by Quit Claim Deed from JO ANN EARLY, EXECUTRIX FOR THE ESTATE OF JAMES DEWEY BURNETT, Probate Court for Davidson County, Tennessee, Docket No. 06P-1718, and of record in Instrument No. 20101109-0089837, in the Register's Office for Davidson County, Tennessee.

SAID JO ANN EARLY having died intestate on January 4, 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 Nos. 20230113-0003072 and 20230113-0003073, at the Register's Office for Davidson County, Tennessee.

SAID 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 of record in Instrument No. 20230113-0003074 and 20230113-0003075, at the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to MARCIA FONCREE, LISA COOPER and CELINA ENNIS, by Quit Claim Deed from FOY GILLILAND, SETH GILLILAND and GRACE GILLILAND, HEIRS/NEXT OF KIN OF JO ANN EARLY, of record in Instrument No. 20230210-0009862, in the Register's Office for Davidson County, Tennessee, dated January 26, 2023, and recorded on February 10, 2023. Celina Ennis being one and the same as Celia Ennis.

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.

This conveyance is made subject to:

1. 2024 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 21, Page 23, Register's Office for Davidson County, Tennessee.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **October 29th 2024**.

Affiant Signature

10/29/2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **29th** day of **October**, 20**24**.

Notary Public

Notary's Seal:

