Karen Johnson
Batch # 1229960
01/24/2025 09 45 55 AM
Fees $28 00 Taxes $518 00
Davidson County
DEEDWARR
5 pgs
20250124-0005582

This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 East College Street, Suite B
Dickson, TN 37055
P24-0303-D

WARRANTY DEED

Address of New Owners:
Ms. Lisa Cooper
201 Oak Drive
Dickson, TN 37055

Send Tax Bills To:
Same

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Marcia Foncree, as to her 1/3 undivided interest and Celia Ennis, as to her 1/3 undivided interest,

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Lisa Cooper, unmarried,

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being parts of Lots Nos. 22 and 23 in J. C. Owen's Buena Vista Plan of Small Lots, as of record in Book 57, Page 26, Register's Office of Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of 9th Avenue North, formerly Buena Vista Pike, at the common corner of Lots Nos. 23 and 24 on said plan; thence with the line between said two lots, easterly 141 feet to a stake in the west line of the Kenneth E. Douglas lot; thence with Douglas' west line, northerly 45 feet to a stake, his northwest corner; thence with his north line, easterly 30 feet, more or less, to the westerly margin of an alley; thence with the westerly margin of said alley, northerly 20 feet to a stake, T. J. Barnes' southeast corner; thence with Barnes' line, westerly 40 feet, more or less, to a stake southerly 20 feet to a stake, westerly 132 feet to the easterly margin of said 9th Avenue North or Barnes' southwest corner; thence with the easterly margin of said Avenue, southerly 45 feet to the beginning.

Being the same property conveyed to Top Motors, Inc. by deed from Nathan Kinningham and wife, Laura Kinningham, dated August 17, 1976, of record in Book 5065, Page 27, in the Register's Office of Davidson County, State of Tennessee. James Dewey Burnett was the sole owner of Top Motors, Inc. The said James Dewey Burnett died on October 19, 2006, and said property was devised to his sister, JoAnn Burnett Early, by his Last Will and Testament filed November 2, 2006 in Docket No. 06P-1718, in the Circuit Court for Davidson County, Tennessee (Probate Division). Also being the same property conveyed to JoAnn Early by Quitclaim Deed from JoAnn Early, Executrix for the Estate of James Dewey Burnet, dated September 28, 2010, of record in Instrument Number 20101109-0089850 in the Register's Office of Davidson County, State of Tennessee. The said JoAnn Early having since died instestate on January 4, 2018. She was survived by her husband Granville Early, her three daughters, Lisa Cooper, Celia Ennis and Marcia Foncree, and Foy Gilliland, her son-in-law, and Seth Gilliland and Grace Gilliland, her grandchildren, from her deceased daughter, Dana Gilliland. Reference is made to Affidavits of Heirship for JoAnn Early of record in Instrument Numbers 20230113-0003072, 20230113-0003073, 20230714-0054124 and 20230714-0054128, all in the Register's Office of Davidson County, State of Tennessee. The said Granville Early having since died intestate on February 13, 2019. He was survived by three daughters, Lisa Cooper, Celia Ennis and Marcia Foncree, and Foy Gilliland, his son-in-law, and Seth Gilliland and Grace Gilliland, his grandchildren, from his deceased daughter, Dana Gilliland. Reference is made to Affidavits of Heirship for Granville Early of record in Instrument Numbers 20230113-0003074, 20230113-003075, 20230714-0054125 and 20230714-0054127, all in the Register's Office of Davidson County, State of Tennessee. Also being the same property in which Foy Gilliland, Seth Gilliland and Grace Gilliland conveyed all their right, title and interest to Marcia Foncree, Lisa Cooper and Celina Ennis, by Quitclaim Deed dated January 26, 2023, of record in Instrument Number 20230210-0009857, in the Register's Office of Davidson County, State of Tennessee. Reference is hereby made to a Scrivener's Affidavit to correct Grantee, Celina Ennis, to Celia Ennis of record in Instrument Number 20250124-0005581 in the Reigster's Office for Davidson County, Tennessee.

This conveyance is subject to the right of way of 9th Avenue North (formerly known as Buena Vista Turnpike) and an alley.

This conveyance is subject to all matters shown on a plat of record in Plat Cabinet 57, Page 26 in the Register's Office for Davidson County, Tennessee.

This is ☐ Unimproved ☒ Improved property known as 2002 9th Avenue North, Nashville, TN 37208.

THIS CONVEYANCE IS SUBJECT TO: 2025 Davidson County Taxes which have been assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

NOTE: The above described property is not a primany residence for any of said Grantors.

Witness my hand this the 4th day of ~~December, 2024.~~ January, 2025 AO

Marcia Foncree
Marcia Foncree

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marcia Foncree with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed

Witness my hand and official seal at office this 4th day of ~~December, 2024.~~ January, 2025 AO

AMANDA OLDHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Amanda Oldham
NOTARY PUBLIC
My Commission Expires: 03-02-2027

Witness my hand this the 13th day of December, 2024.

Celia Ennis

Celia Ennis

STATE OF TENNESSEE

COUNTY OF Dyer

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Celia Ennis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at office this 13 day of December, 2024.

JANIE CLARA HEATHCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COMM EXP Aug 21, 2028
DYER COUNTY

Janie Heathcott

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Dyer

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

_____

Affiant

Subscribed and sworn to before me, this the _____ day of December, 2024.

_____

Notary Public

My Commission Expires: _____

Parcel: 081 07 0 156.00

STATE OF TENNESSEE
COUNTY OF Dickson

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Lisa Cooper
Affiant

Subscribed and sworn to before me, this the 21st day of January 2025.

Lesa D Cude
Notary Public

My Commission Expires: _____

Parcel: 081 07 0 156.00

