Karen Johnson Davidson County
Batch# 1311859 DEEDQC
08/20/2025 08:18:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250820-0066442

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 19th day of August, 2025. Notary Public My Commission Expires:

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

QUITCLAIM DEED #38800

Address New Owner: The Gilliland Group, LLC 1036 Wynn Circle Franklin, TN 37064	Send Tax Bills To: New Owner 1036 Wynn Circle Franklin, TN 37064	Tax Information: Map/Parcel: 08108032800

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, **FOY GILLILAND, GRACE GILLILAND, AND SETH GILLILAND** (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 its 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 1711 Nassau Street and 1713 Nassau Street, Nashville, Tennessee, 37208.

The property conveyed herein has never served as the marital residence of any of the Grantors.

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 19th day of August, 2025.

GRANTOR:

FOY GILLILAND

Grace Gilliland
GRACE GILLILAND

SETH GILLILAND

STATE OF TENNESSEE)

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the County and State aforesaid, FOY GILLILAND, GRACE GILLILAND, and SETH 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, at office in Nashville, Tennessee, this the 19th day of August, 2025.

Notary Public

My Commission Expires: _____

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

Exhibit "A"

1711 Nassau Street, Nashville, TN 37208

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of W.S. Settle's Subdivision of Lots Nos. 249-277 inclusive, of the North Nashville Real Estate Company's Property, of record in Book 57, page 71, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the westerly side of Nassau Street, and runs back between parallel lines 155 feet to Jenkins Street.

BEING the same property conveyed to J.D. Burnett, by Warranty Deed from W.D. McPherson and wife, Hester K. McPherson of record in Book 5717, Page 299, in the Register's Office for Davidson County, Tennessee, dated February 14, 1981, and recorded on March 4, 1981. J.D. Burnett being one and the same as James Dewey Burnett. The said JAMES DEWEY BURNETT died on October 19, 2006.

BEING 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. 20101109-0089844, 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 - Dana Gilliland (date of death April 17, 1995), 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 - Dana Gilliland (date of death April 17, 1995); 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.

Lisa Cooper, Marcia Foncree and Celia Ennis, conveyed their interest in subject property to The Gilliland Group, LLC by Quitclaim Deed dated December 30, 2022 of record in Instrument No. 20230113-0003080, Register's Office for Davidson County, Tennessee.

1713 Nassau Street, Nashville, TN 37208

Land in Davidson County, Tennessee, being the south 35 feet of Lot No. 8, of W.S. SETTLE'S SUBDIVISION of certain lots in North Nashville Real Estate Plan, as of record in Book 57, Page 71, Register's Office for said County. Said part of said lot fronts 35 feet on the westerly side of Nassau Street and extends back between parallel lines, 155 feet to Jenkins Street.

Being the same property conveyed to Ernest M. Hill and wife, Ora D. Hill by deed from John T. Dunlap and wife, Mildred Taylor Dunlap and Lonnie M. Dunlap and wife, Addie Mai Dunlap of record in Book 3576, Page 513, Register's Office for Davidson County, Tennessee. The said Ernest M. Hill having since died.

Being the same property conveyed to Dewey Burnett, by Warranty Deed from Ora D. Hill, of record in Book 5528, Page 578, in the Register's Office of Davidson County, Tennessee, dated November 09, 1979, and recorded on November 13, 1979. Dewey Burnett being one and the same as James Dewey Burnett. The said JAMES DEWEY BURNETT died on October 19, 2006.

BEING 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. 20101109-0089832, 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 - Dana Gilliland (date of death April 17, 1995), 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 - Dana Gilliland (date of death April 17, 1995); 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.

Lisa Cooper, Marcia Foncree and Celia Ennis, conveyed their interest in subject property to The Gilliland Group, LLC by Quitclaim Deed dated December 30, 2022 of record in Instrument No. 20230113-0003076, 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 August 19, 2025 (date of document).

Affiant Signature

8/19/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of August 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

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