Karen Johnson Davidson County
Batch# 1313078 DEEDWARR
08/21/2025 11:22:30 AM 4 pgs
Fees: $23.00 Taxes: $777.00
20250821-0067005

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. 38799-07-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $210,000.00. 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

WARRANTY DEED

Address New Owner: FEDERAL CONSTRUCTION AND RENOVATION LLC ~~816 Cranberry LN~~ ~~Nolensville, TN 37135~~	**Send Tax Bills To:** New Owner 1809 Hailey Ave. Nashville, TN 37218	**Tax Information:** Map and Parcel No.: 08108032900

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 **FEDERAL CONSTRUCTION AND RENOVATION 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 1713 Nassau Street, 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 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 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, Grantor has executed this instrument on the 19th day of August, 2025.

The Gilliland Group, LLC, a Tennessee limited liability company

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforementioned, personally appeared Foy D. Gilliland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of The Gilliland Group, LLC, a Tennessee limited liability company and as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, 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

EXHIBIT "A"

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.

Foy Gilliland, Grace Gilliland, and Seth Gilliland conveyed their interest in the subject property to The Gilliland Group, LLC, a Tennessee limited liability company, dated August 19, 2025 and filed of record in Instrument No. 20250820-0066442, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 08108032900.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W.S. SETTLE'S SUBDIVISION, as recorded in Plat Book 57, Page(s) 71 .

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 20, 2025 (date of document).

Affiant Signature

8/20/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th 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, 2029

202508210067005