Karen Johnson Davidson County
Batch# 1473958 DEEDWARR
09/16/2026 08:55:30 AM 4 pgs
Fees: $23.00 Taxes: $129.50
20260916-0085893

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $35,000.00

Affiant Signature

Subscribed and sworn to before me on this the 15 Day of Sept. 2026.

Notary Public

My Commission expires 4 / 29 / 30

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

NAME AND ADDRESS OF PROPERTY OWNER:
Cleothy Smith
2009 Owen Street
Nashville, TN 37208
SEND TAX BILLS TO:
Cleothy Smith
2009 Owen Street
Nashville, TN 37208

MAP AND PARCEL NUMBER: Tax ID #: 08112012800

WARRANTY DEED
26NT01779

Effective the 15th Day of Sept., 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Tony Patton

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Cleothy Smith

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN MONTGOMERY COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described tract or parcel of land in Davidson County, Tennessee.
Being Lot 278 on the Plan of McGavock's Town North Nashville as of record in Book 21, Page 23, Register's Office for said County.

Said Lot No. 278 front 50 feet on the Westerly side of 10th Avenue North, formerly Polk Street, and runs back between parallel lines 150 feet to an alley.
Excepting Therefrom the above-described Tract #2 is the following tract of land conveyed to the State of Tennessee for the use and benefit of the Department of Highways, of record in Book 4143, Page 101, said Register's Office, and more particularly described as follows:

Beginning at a point in the Westerly margin of 10th Avenue, said point being the Southeasterly corner of a tract of land conveyed to Robert T. Thompson and wife, as of record in Book 2926, Page 210, Register's Office for Davidson County, Tennessee, said point also being the Northeasterly corner of a tract of land conveyed to Milton P. Webb and wife, as of record in Book 2096, Page 531, Register's Office for Davidson County, Tennessee; thence with the common line between said tracts of land, South 42 degrees

33' 42" West 150 feet to a point in the Easterly margin of an alley; thence North 8 degrees 11' 41" East 92.11 feet to a point in the common line between said Thompson tract and a tract of land conveyed to Wilfred Massey and wife, as of record in Book 3285, Page 369, Register's Office for Davidson County, Tennessee; thence with the common line between the last two mentioned tracts, North 42 degrees 33' 42" East 73.90 feet to a point in the Westerly margin of 10th Avenue, said point being the common corner between the last two mentioned tracts; thence with the Westerly margin of 10th Avenue and the Easterly boundary of said Thompson tract, South 47 degrees 30' 29" East 52 feet to the point of beginning. Containing 5,281 sq. feet + or -.

Being the same property conveyed to Dewey Burnett, by Warranty Deed from Robert T. Thompson et ux, Altie Lee Thompson, of record in Book 7908, Page 543, in the Register's Office of Davidson County, Tennessee, dated July 21, 1989 and recorded on August 07, 1989. Said James Dewey Burnett died on October 19, 2006.

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. 20101109-0089843, in the Register's Office of Davidson County, Tennessee, dated September 28, 2010 and recorded on November 09, 2010. Said JoAnn Burnett Early died intestate on January 04, 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 No. 20230113-0003072 and Instrument No. 20230113-0003073, at the Register's Office of Davidson County, Tennessee. Also 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 or record in Instrument No. 20230113-0003074 and Instrument No. 20230113-0003075, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Marcia Foncree, Lisa Cooper and Celina Ennis, by Quitclaim Deed from Foy Gilliland, Seth Gilliland and Grace Gilliland, heirs/next of kin of JoAnn Early, of record in Instrument No. 20230210-0009851, in the Register's Office of Davidson County, Tennessee, dated January 26, 2023 and recorded on February 10, 2023.

Being the same property conveyed to Tony Patton from Lisa Cooper, unmarried, and Marcia Foncree, unmarried, and Celia Ennis, married., by Warranty Deed dated 08/28/2023 and recorded 09/05/2023 in Instrument No. 20230905-0069282, Register's Office of said County

This is an improved property commonly known as: 1623 10th Avenue N, Nashville, TN 37208-2116

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 15th day of Sept, 2026

Tony Patton

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Tony Patton** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville-Davidson County, Tennessee this 15th day of Sept, 2026.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

NOTARY PUBLIC

My Commission Expires: 12/27/2027

Tennessee Certification of Electronic Document

I, Justin Foster 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 9-15-26 (date of document).

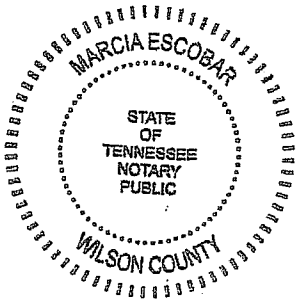
Affiant Signature

9-15-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of Sept., 2026.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027