(4)

2024-1300-TN

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$400,000.00.**

Affiant

Subscribed and sworn to before me this 18 day of Oct, 2024.

Notary Public
My Commission expires: 8-21-27
(Affix Seal)

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson
Batch # 1197055
10/23/2024 10:37:46 AM
Fees: $13.00 Taxes: $1,480.00

Davidson County
DEEDWARR
2 pgs

20241023-0082338

THIS INSTRUMENT PREPARED BY Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027		
ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
GB Homes Improvements LLC	Girgis Saber	136-00-0-136
1925 Dabbs Ave	1925 Dabbs Ave	
Nashville, TN 37217	Nashville, TN 37217	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Shaun Tucker, an unmarried man, and Jason Tucker, an unmarried man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **GB Homes Improvements LLC, a Limited Liability Company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A tract of two (2) acres of land in the Second Civil District of Davidson County, Tennessee, and being out of that certain tract of land in the Second Civil District of Davidson County, Tennessee, that was willed to the said Alice E. Tucker by Mrs. Lavania McGee, will of record in Probate Court in Book 61, pages 368-369 of Davidson County, Tennessee.

BEGINNING at a point in the North Margin of Smith Spring Road, being the S.E. corner of the property of J.M. Brent, as of record in Deed Book 1372, page 521, Register's Office for Davidson County, Tennessee, also being the S.W. corner of the property of Mrs. Alice E. Tucker; thence N 1° 30'E225.80 feet to a point; thence N 7° 00'E 174.90 feet to a point, being the N.W. corner of the property being described and conveyed; thence N 77° E 84.48 feet with the line of J.M. Brent; thence with the same N 87° E 132 feet 00' to a point; thence S 1° 30' W 372 feet 00' to the North margin of Smith Spring Road, thence with the same in a westerly direction 230 feet to the point of beginning.

Being the part of the same property conveyed to Larry Thomas Tucker, and wife, Lisa Tucker, by Warranty Deed June 3, 1980, from John Thomas Tucker and wife, Delia Mae Tucker, of record in Book 5608, page 824, Register's Office for Davidson County, Tennessee. Further conveyed to Larry Thomas Tucker, and wife, Lisa Tucker, by Quitclaim Deed from Michael F. Mondelli, Trustee, of record in Book 6444, page 224, said Register's Office. Further conveyed to Larry Thomas Tucker by Quitclaim Deed from Lisa Lawrence Tucker of record in Book 7656, page 446, said Register's Office. Further conveyed to John Thomas Tucker and wife, Delia Mae Tucker, by Quitclaim from Larry Thomas Tucker, of record in Book 7656, page 448, said Register's Office. The said Delia May Tucker having since died on July 29, 2003, leaving her interest to John Thomas Tucker by right of survivorship. Further conveyed to Larry Thomas Tucker by Quitclaim Deed from John Thomas Tucker, who retained a life estate in said property, of record in Instrument Number 20060626-

0076018, said Register's Office. The said John Thomas Tucker having since died on April 20, 2008, extinguishing his life estate. The said Larry Thomas Tucker having since died intestate on February 27, 2023, Case No. 23P836, Seventh Circuit Court for Davidson County, Tennessee (Probate Division), leaving his interest to his Heirs-at-Law, Jason Tucker and Shaun Tucker.

This is improved property known as: **2790 Smith Springs Road, Nashville, TN 37217.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, its heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they are lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 18th day of October, 2024.

Shaun Tucker

Jason Tucker

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Shaun Tucker and Jason Tucker,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 18th day of October, 2024.

Notary Public
My commission expires 8-3-2025

JENNIFER LYNN JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 8-3-2025