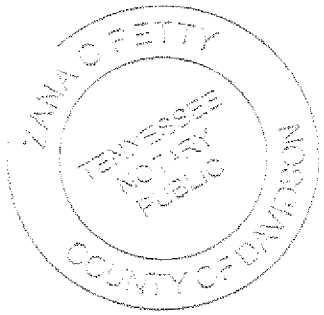
Karen Johnson Davidson County
Batch# 1221145 DEEDWARR
12/30/2024 08:44:30 AM 4 pgs
Fees: $23.00 Taxes: $814.00
20241230-0100853

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Rachel Reeves Sutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3.3.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0683

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Girgis Saber	SAME AS OWNER	Map: 10705001000
(NAME) 1925 Dabbs Avenue	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS ($220,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES L. HODGE, SUCCESSOR TRUSTEE OF THE EVELYN M. HODGE REVOCABLE LIVING TRUST DATED 4/25/95 AND AMENDED IN 4/11/06 AND JAMES LEROY HODGE, RACHEL REEVES SUTTON, FORMERLY KNOWN AS RACHEL REEVES MADDOX, AND ANITA CAROL HIMBER, HEIRS OF THE ESTATE OF EVELYN HODGE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GIRGIS SABER, UNMARRIED,

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, State of Tennessee, described as follows: to wit:

Being Lot No. 10, on the Plan of Bel Air, Section One, of record in Book 2900, Pages 27 and 28, Register's Office for said County, as follows:

Said Lot No. 10 fronts 64 feet on the North side of Dabbs Avenue and extends back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Evelyn M. Hodge, Trustee U/A/D Apriil 25, 1995, by deed from Evelyn M. Hodge, Individually, of record in Book 9743, Page 468, dated July 27, 1995, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 27 and 28, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

The signature of Anita Carol Himber is signed by her duly appointed Attorney-in-Fact, Rachel Reeves Sutton, pursuant to the Power of Attorney of record, Instrument No: 202412300100852, said Register's office.

unimproved ☐
This is improved ☒ property, known as 1918 Dabbs Ave., Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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.

Witness our hands this 27th day of December, 2024.

Evelyn M. Hodge Revocable Living Trust dated 4/25/95 and amended in 4/11/06

BY: James L. Hodge
James L. Hodge, Successor Trustee

James LeRoy Hodge
James LeRoy Hodge

Rachel Reeves Sutton
Rachel Reeves Sutton

Anita Carol Himber by Rachel Reeves Sutton, Attorney-in-fact.
Anita Carol Himber
By: Rachel Reeves Sutton, Attorney-in-Fact

STATE OF TENNESSEE

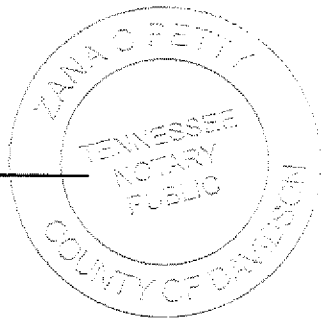
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James L. Hodge, Successor Trustee of the Evelyn M. Hodge Revocable Living Trust dated 4/25/95 and amended in 4/11/06, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Successor Trustee, of the Evelyn M. Hodge Revocable Living Trust dated 4/25/95 and amended in 4/11/06, and that he as such Successor Trustee, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of December, 2024.

My commission expires: 2.2.26

Notary Public



STATE OF TENNESSEE

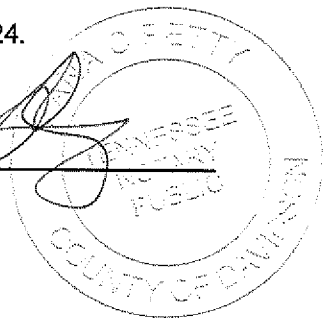
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James LeRoy Hodge and Rachel Reeves Sutton, 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.

Witness my hand and official seal this, 27th day of December, 2024.

My Commission Expires: 2.2.26

Notary Public



STATE OF TENNESSEE

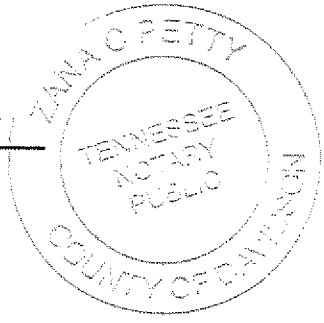
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Rachel Reeves Sutton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Anita Carol Himber, as her Attorney-in-Fact, as the free act and deed of the within named Anita Carol Himber.

Witness my hand and official seal this 27th day of December, 2024.

My Commission Expires: 2.2.26

Notary Public



Certification of Recorded Documents

I, Karen Burnette, 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 December 27, 2024.

(AFFIANT) – Karen Burnette

12/27/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 27th day of December, 2024.

My commission expires: 3.3.26

Notary Public

