QUITCLAIM DEED

Karen Johnson
Batch # 1232850
02/03/2025 09 28 39 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250203-0007809

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD JONATHAN TRISTON JACOBS

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2025

Notary Public

MY COMMISSION EXPIRES 12-23-27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Girgis Saber	Girgis Saber	136-00-0-136 00
(NAME)	(NAME)	
2790 Smith Springs Rd	1925 Dabbs Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **GB Home Improvements, LLC a Tennessee limited liability company,** hereinafter called the Grantor(s), have quitclaimed unto **Girgis Saber, unmarried** hereinafter called the Grantee(s), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

A tract of two (2) acres of land in the Second Civil District of Davidson County, Tennessee, and being out of 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 Springs Road, being the southeast 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 southwest corner of the property of Mrs Alice E Tucker, thence N 1 degree 30' E 225 80 feet to the point, thence N 7 degrees 00' E 174 90 feet to a point, being the northwest corner of the property being described and conveyed, thence N 77 degrees E 84 48 feet with the line of J M Brent, thence with the same N 87 degrees E 132 feet 00" to the North margin of Smith Springs Road, thence with the same in a westerly direction 230 feet to the point of beginning

Being the same property conveyed to John Thomas Tucker and wife, Delia Mae Tucker from Larry Thomas Tucker, a single person, by Quitclaim Deed on September 19, 1988, of record in Book 7656, Page 448, Register's Office for Davidson County, Tennessee Delia Mae Tucker having since died on July 29, 2003 leaving John Thomas Tucker as the surviving tenant

Being the same property conveyed to Larry Thomas Tucker, reserving a life estate for John Thomas Tucker, from John Thomas Tucker, by Quitclaim Deed on June 22, 2006, of record in Instrument Number 20060626-0076018, Register's Office for Davidson County, Tennessee The said John Thomas Tucker having died April 20, 2008 extinguishing his life estate, the said Larry Thomas Tucker having since died intestate February 27, 2023 probate Case No 23P836 Seventh Circuit Court for Davidson County, Tennessee (Probate Division) showing the heirs at law as Jason Tucker and Shaun Tucker and as evidenced in that Affidavit of Heirship of record in Instrument Numbers 20241023-0082335, 20241023-0082336 and 20241023-00823337, of the Register's Office for Davidson County, Tennessee

And further being the same property being conveyed to GB Home Improvements, LLC a Tennessee limited liability company by deed from Shaun Tucker, an unmarried man and Jason Tucker, an unmarried man, dated October 18, 2024 and filed for record as Instrument No 20241023-0082338, in the Register's Office for Davidson County, Tennessee

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

unimproved ☐

This is improved ☑ property, known as 2790 Smith Springs Rd, Nashville, TN 37217

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

Witness my/our hands this 27th day of January, 2025

GB Home Improvements, LLC

By: _____
Girgis Saber
Its Authorized Signor

State of Tennessee
County of Davidson

Personally appeared before me Girgis Saber, Authorized Signor of GB Home Improvements, LLC, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument on behalf of the Limited liability company for purposes therein contained as Authorized Signor

WITNESS my hand and seal this 27th day of January, 2025

_____
Notary Public _____
My Commission Expires 4-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

RETURN TO:
Lighthouse Title and Escrow
301 S. Perimeter Park Drive, Suite 125
Nashville, TN 37211

File No.: 202411008