QUITCLAIM DEED

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp January 22 2029
COUNTY OF DAVIDSON

AJ-QCD-25-3925

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF March, 2025

Notary Public

MY COMMISSION EXPIRES 1-22-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
MY'KAR GROVES, SR.	**Same as New Owner**	**05913006000**
(NAME)	(NAME)	
4465 South Trace Blvd		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

THERESA GROVES ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

THERESA GROVES, HOLDING A LIFE ESTATE, AND MY'KAR GROVES, SR. ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 88 ON THE MAP OF TREPPARD HEIGHTS SUBDIVISION, SECTION 1, AS OF RECORD IN BOOK 2663, PAGES 64 AND 65, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 88 FRONTS 110 FEET ON WESTERLY SIDE OF TUCKER ROAD, AND RUNS BACK BETWEEN LINES 230 FEET ON THE SOUTHERLY LINE AND 365 FEET ON THE NORTHERLY LINE, TO A LINE IN THE REAR MEASURING 174.2 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO THERESA GROVES, BY QUITCLAIM DEED, FROM SAMUEL HAMBRICK, SR., OF RECORD IN INSTRUMENT NO. 20150817-0082711, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Karen Johnson
Batch # 1255748
04/02/2025 11 50 53 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250402-0025070

This is improved property known as 3925 Tucker Road, Nashville, TN 37218

Witness our hands this the 28 day of March, 2025.

Theresa Groves

THERESA GROVES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THERESA GROVES**, the within named bargainor, 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 for the purposes therein contained

Witness my hand and official seal, this the 28 day of March, 2025.

Notary Public

My Commission Expires

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028