Karen Johnson Davidson County
Batch# 1310160 DEEDQC
08/14/2025 12:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250814-0064829

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr. #360
Brentwood, TN 37027

**NEW OWNER:**
Michael Sammon
1018 Pennock Ave
Nashville, TN 37207

**SEND TAX BILLS TO:**
NEW OWNER

**MAP/PARCEL:**
082 03 0 294.00

**This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.**

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Summer Sammon**, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Michael Sammon**, all my interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 12, George W. Stainback's Subdivision of part of the Lucy H. Lindsley Tract, as shown on Plan of record in Book 161, Page 141, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Tammy Mellons, Trustee and further conveyed to Summer Sammon and Michael Sammon, wife and husband by Warranty Deed from Summer Sammon, dated November 15, 2019, of record in Instrument No. 20191125-0121283, Register's Office for Davidson County, Tennessee.

This transfer is being executed pursuant to a Final Decree of Divorce of record in the Fourth Circuit Court for Knox County Tennessee under docket No. F-25-162716.

This is improved property known as: 1018 Pennock Avenue, Nashville, TN 37207.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

2696057

WITNESS my hand this the 13 day of August, 2025.

**Summer Sammon**

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Summer Sammon** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal on this the 13th day of August, 2025.

Notary Public

My Commission Expires: 4/22/2029

KIM ROGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 13th day of August, 2025.

Notary Public

My commission expires: 4/22/2029

KIM ROGERS STATE OF TENNESSEE NOTARY PUBLIC

2696057

202508140064829

## CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 August 13, 2025.

Lissa Groom
Affiant
Date: August 13, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 13 day of August, 20 25

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON