Karen Johnson Davidson County
Batch # 1369273 DEEDQC
01/13/2026 10:01:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260113-0002949

File No. **0126-003**

QUITCLAIM DEED

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $|**$0**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of January, 2026.

Notary Public

MY COMMISSION EXPIRES: February 21, 2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael B Hammock **Lavada Hammock**	**SAME AS OWNER**	MAP **120**
(NAME) **1218 Saturn Drive**	(NAME)	GROUP **1**
(ADDRESS) **Nashville, Tennessee 37217**	(ADDRESS)	PARCEL **121**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Michael B. Hammock and wife Lavada Hammock

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM**, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ANY AND ALL TITLE INTEREST UNTO

Michael B. Hammock and wife Lavada Hammock,

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 88 on the Map of Stardust Acres, of record in Book 1424, Page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 88 fronts 91 feet on the easterly side of Saturn Drive and runs back between lines, 185.9 feet on the northerly line and 192.6 feet on the southerly line, to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Michael B. Hammock, unmarried by deed from Margaret C. Landers Oliphant, unmarried dated March 30, 1994 and filed for record on April 5, 1994 and recorded in Book 9301 page 837 in the Davidson County Tennessee Register's Office.

LAVADA HAMMOCK JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, HOMESTEAD, AND/OR INTEREST PURSUENT TO T.C.A. CODE 26-2-301, A,B AND D, IN AND TO SAID PROPERTY WHICH SHE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is made subject to the following:

1) **2026** taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

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.

This is improved property known as **1218 Saturn Drive, Nashville, Tennessee 37217.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 my hand and official seal at office this 12 day of January, 2026.

Michael B. Hammock

Michael B. Hammock

Lavada Hammock

Lavada Hammock

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Personally appeared before me, Michael B. Hammock and Lavada Hammock with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of January, 2026.

NOTARY PUBLIC

My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

File Number: **0126-003**

RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027