This Instrument Prepared by:

The Law Offices of
LUVELL L. GLANTON
915 Jefferson Street, 2nd Floor
Nashville, TN 37208

ADDRESS OF NEW OWNERS:
Quince D'Wayne Cannon
3208 Hummingbird Dr.
Nashville, Tennessee 37218

SEND TAX BILLS TO:
Quince D'Wayne Cannon
3208 Hummingbird Dr.
Nashville, TN 37218

MAP/PARCEL
059 13 0 020.00
13D18535

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION of the sum of Zero dollars ($0), the receipt of which is hereby acknowledged, I, **Lambert Cannon** (Grantor), have this day bargained and sold and by these presents do hereby quit claim and convey unto **Quince D. Cannon** (Grantee), herein, all of my interest, in fee simple, in the following described real estate situated in Davidson County, Tennessee particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, 13th Civil District, being Lot No. 125 on the Map Of Treppard Heights Subdivision, Section VII, as of record in Book 2900, page 13, Register's Office for said County.

SAID Lot No. 125 fronts 80 feet on the northerly side of Hummingbird Drive and runs Back 200 feet on the east line and 226.9 feet on the west line to a line in the rear And measures 120 feet thereon.

BEING the same property conveyed to JOHN O. CAMPBELL and wife, KATHERINE R. CAMPBELL by deed from WILLIAM C. GREER, JR. and HENRY EARL HAWKINS d/b/a G & H COMPANY, as of record in Book 3071, page 119, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to FRED CANNON and wife, SARAH L. CANNON by deed from JOHN O. CAMPBELL and wife, KATHERINE R. CAMPBELL, as of record in Book 4387, page 894, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed on November 12, 2025, to Lambert Cannon and Quince D. Cannon being all the heirs at law by Affidavit of Heirship, as of record instrument no. 20251120-0092790, Register's Office for Davidson County, Tennessee.

Karen Johnson
Batch # 1382906
02/19/2026 03:54:46 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260219-0013387

This improved property is known as: 3208 Hummingbird Dr., Nashville, TN 37218.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION HAS BEEN PERFORMED OR REQUESTED AND THE LAW OFFICES OF LUVELL GLANTON SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLED EXAMINATION.

IN WITNESS WHEREOF, I have hereunto set my signature, on the 11th day of January 2026.

LAMBERT CANNON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 11th day of January 2026, before me personally appeared Mr. Lambert Cannon, Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Davidson COUNTY
TENNESSEE NOTARY PUBLIC
STATE OF
Grimes

NOTARY PUBLIC
My Commission Expires: 4-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is ZERO ($0.00), which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

QUINCE D. CANNON

Sworn to and subscribed before me this
5th day of February 2026.

NOTARY PUBLIC
My Commission Expires: 1-4-2027

NOTARY PUBLIC

My Commission Expires: 1-4-2027