Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

FROM: Timmie D. Hammonds

TO: Timmie D. Hammonds and Christa Hammonds

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Timmie D. Hammonds Christa Hammonds 3313 Jansing Drive Nashville, TN 37211	OWNER	14802002000

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
1321 Murfreesboro Pike, #823
Nashville, Tennessee 37217

STATE OF Tennessee
COUNTY OF DAVIDSON

The actual consideration or value, whichever greater, for this transaction is $0.00

Affiant

Prepared from information furnished by the parties

Subscribed and sworn to before me this the 10th day of April, 2026.

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

Notary Public
Commission Expires:_____

I, **Timmie D. Hammonds,** do hereby quitclaim to **Timmie D. Hammonds and Christa Hammonds, husband and wife,** their Heirs and Assigns, all their rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee, being Lot 48, Luna Heights, Section II, as shown on plat of record in Plat Book 2900, Page 85, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Timmie D. Hammonds by deed of record in Instrument No. 20120112-0003451, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3313 Jansing Drive, Nashville, TN 37211.

Karen Johnson
Batch # 1405886
04/15/2026 01:02:58 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260415-0030882

Witness my hand(s) this the 10th day of April, 2026.

Timmie D. Hammonds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timmie D. Hammonds 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 purpose therein contained.

Witness my hand and official seal at Nashville, TENNESSEE, this the 10th day of March, 2026.

Notary Public
Commission Expires:

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026