Karen Johnson Davidson County
Batch# 1452889 DEEDQC
07/31/2026 10:08:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260731-0070595

File No: EMP-26007607

After Recording, Send to:
Empower Settlement Services, LLC
651 Holiday Drive
Plaza 5 Suite 400
Pittsburgh, PA 15220

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Sawyer C. Clemmons and **Abigail Clemmons**, 1514 Wedgewood Avenue, Nashville, TN 37212

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 04-12-0-296-00

QUITCLAIM DEED

Sawyer C. Clemmons, who acquired title as an unmarried man, now married to Grantee herein ("Grantor"), of **1514 Wedgewood Avenue, Nashville, TN 37212**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, releases and quitclaims to **Sawyer C. Clemmons** and **Abigail Clemmons,** husband and wife, as tenants by the entirety ("Grantee"), whose tax mailing address is **1514 Wedgewood Avenue, Nashville, TN 37212,** with quitclaim covenants, all the right, title, interest and claim which the said Grantor has in the following described real estate:

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of Tennessee, and is described as follows:

Lot No. 1 on the Resubdivision of a Part of Lot No. 66 on the O.B. Hayes Rokeby Plan, as of record in Book 4470, Page 147, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

APN: 104-12-0-296-00

Property Address is: 1514 Wedgewood Avenue, Nashville, TN 37212

The instrument constituting the source of Grantor's interest in the foregoing described property was a Warranty Deed recorded as Instrument No. 20200623-0067540 in the Register's Office of Davidson County, Tennessee.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on July 22, 2026:

Sawyer C. Clemmons

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Sawyer C. Clemmons**, personally known to me, or has produced State ID, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 22 day of July, 2026.

Notary Public

My Commission Expires
1.24.2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 22 day of July, 2026.

Notary Public

My Commission Expires: 1.24.2028

SEAL

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Patricia Bleys, do hereby make oath that I am a licensed attorney and/or the 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 07/22/2026 (date of document).

Affiant Signature

07/22/2026
Date

State of Tx

County of Denton

Sworn to and subscribed before me this 22nd day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12/23/2028

NOTARY'S SEAL

JENNIFER GRESSETT
Notary ID #130644748
My Commission Expires
December 23, 2028

202607310070595