Karen Johnson Davidson County
Batch# 1464346 DEEDQC
08/26/2026 10:17:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260826-0078889

QUITCLAIM DEED

MAIL RECORDED DEED TO:

DANIEL SICINA
TITLEVEST AGENCY, LLC
110 E. 42ND STREET
10TH FLOOR
NEW YORK, NY 10017

OWNER (SEND TAX BILLS TO):

JESSICA NICOLE HAMMOCK
948 WEMBERTON DRIVE
NASHVILLE, TN 37214

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JESSICA NICOLE HAMMOCK, a married woman, who acquired title as a single woman (herein, "Grantor"), whose address is 948 Wemberton Drive, Nashville, TN 37214, hereby bargains, sells, remises, releases, quit claims and conveys to JESSICA NICOLE HAMMOCK, a married woman (herein, "Grantee"), whose address is 948 Wemberton Drive, Nashville, TN 37214, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 948 Wemberton Drive, Nashville, TN 37214

Being the same property conveyed to Hattie K. Hammock, a single woman and Jessica Nicole Hammock, a single woman, as tenants in common with rights of survivorship, dated January 21, 2026 by Quitclaim Deed from Hattie K. Hammock, recorded on January 22, 2026, of record in Instrument Number 20260122-0005322, Register's Office for Davidson County, Tennessee. The said Hattie K. Hammock having since died on April 16, 2026, thereby conveying title to Jessica Nicole Hammock, as surviving tenant in common with rights of survivorship.

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(1)(D) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 14th day of August, 2026.

PIN NO: 108-04-0-063.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

JESSICA NICOLE HAMMOCK

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JESSICA NICOLE HAMMOCK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of August, 2024.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/9/2027

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Grantee:

Grantee signature:

JESSICA NICOLE HAMMOCK

Subscribed and sworn to under oath before me, this 14th day of August, 2024 by JESSICA NICOLE HAMMOCK.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/9/2027

EXHIBIT A

[Legal Description]

Being Lot No. 142 on the Plan of Larchwood Subdivision, Section 2, of record in Plat Book 5200, Page(s) 207 and 208, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

PIN NO: 108-04-0-063.00

STREET ADDRESS: 948 Wemberton Drive, Nashville, TN 37214

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Edwin Messo, 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 08/14/26 (date of document).

Affiant Signature

08/19/26
Date

State of NEW YORK

County of NEW YORK

Sworn to and subscribed before me this 19 day of AUGUST, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

MELISSA BLACKNICK
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BL4957475
Qualified in New York County
Commission Expires October 16, 2029

202608260078889