Karen Johnson Davidson County
Batch# 1478314 DEEDQC
09/28/2026 01:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260928-0089607

This Instrument Was Prepared By:
J. Hunter McCloud
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Thomas C. Sammis, IV, Affiant

MADISON BOTSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Subscribed and sworn to before me this 28 day of September, 2026.

Madison Botsch
Notary Public
My Commission Expires: 1/24/2028

**THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.**

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP/PARCEL NO. |
|---|---|---|
| Long Avenue LLC<br>6305 Percheron Lane<br>Arrington, TN 37014 | Same | 094 01 0374.00 |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Jennifer Sammis and Thomas C. Sammis, IV, wife and husband, the "Grantors"**, do hereby convey and quitclaim unto **Long Avenue LLC, a Tennessee limited liability company, the "Grantee"**, all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

28 IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 28 day of September, 2026.

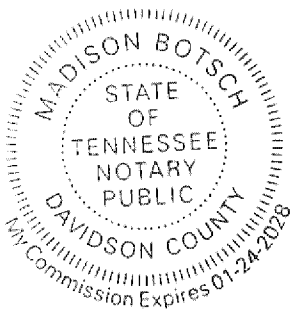
Jennifer Sammis

Thomas C. Sammis, IV

STATE OF TENNESSEE )
) SS:
COUNTY OF WILLIAMSON )

Before me, Madison Botsch, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Jennifer Sammis and Thomas C. Sammis, IV, wife and husband, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 28 day of September, 2026.




Madison Botsch
Notary Public

My Commission Expires: 1/24/2028

## EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 197 on the Plan of EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer Sammis and Thomas C. Sammis, IV, wife and husband, by Warranty Deed from Barry A. Layman, Trustee of Layman Living Trust dated March 23, 2001, as amended, of record in Instrument No. 20260904-0082638, dated September 1, 2026, and recorded on September 4, 2026, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 1507 Long Avenue, Nashville, TN 37206.

This legal description is the same as from the previous deed of record.

**Tennessee Certification of Electronic Document**

I, J. Hunter McCloud, 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 September 28, 2026 (date of document).

Affiant Signature

September 28, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

