NEW OWNER:
Virginia Michelle Lamberth
2008 Flanders Court
Old Hickory, Tennessee 37138

SEND TAX BILLS TO:
SAME

Space for Recorder's Stamp

Map-Parcel Numbers:
97-13 6

Karen Johnson Davidson County
Batch# 1007313 DEEDQC
05/24/2023 02:07:04 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230524-0039215

THIS INSTRUMENT PREPARED BY:

KANE & CROWELL, PLLC
Kayla M. Costley, Attorney at Law
133 S. College Street
Lebanon TN 37087
(615) 784-4800

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND KAYLA M. COSTLEY, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Pursuant to the agreement of the parties contemporaneously with the filing of the *Final Decree of Divorce* in the Circuit Court for Wilson County, Tennessee, and other good and valuable consideration, including $1.00, the receipt and legal sufficiency of all of which is hereby acknowledged, **GREGORY T. LAMBERTH,** ("Grantor") has remised, released, transferred and conveyed and by these presents does bargain, remise, release, transfer and convey and forever quitclaims unto **VIRGINIA MICHELLE LAMBERTH,** ("Grantee"), her heirs and assigns, forever, all of his right, title and interest in and to the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 114, on the plan of Larchwood, Section 2, of record in Plat Book 5200, Page 57, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gregory T. Lamberth and wife,

Virginia M. Lamberth by Warranty Deed from James C. Lanier and wife, Cereta G. Lanie, of record in Book 9722, Page 238, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5681, page 532; Book 5688, page 696; Book 5479, page 443; Book 6011, page 130, Book 7046, page 849; Book 5617, page 208; and Book 5638, page 483, Register's Office for said County.

This is improved real property known as 133 Needles Court, Nashville, Tennessee 37214.

This is a transfer pursuant to a domestic settlement agreement and is an adjustment of property rights between divorcing parties as such this conveyance is exempt from recordation tax under *Tenn. Code Ann.* § 67-4-409(a)(3)(E).

WITNESS MY SIGNATURE hereto this 17th day of May 2023.

Gregory T. Lamberth

GREGORY T. LAMBERTH

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GREGORY T. LAMBERTH**, 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.

WITNESS my hand and official seal at office this 17th day of May 2023.

Karen J. Green

NOTARY PUBLIC

KAREN J GREEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: June 28, 2026

* *

The actual consideration or value, whichever is greater, for this transfer is $ - 0- .

AFFIANT

Sworn to and subscribed to before me this 17 day of May 2023.

My commission expires: 1.8.24

NOTARY PUBLIC

AMANDA LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY