Karen Johnson Davidson County
Batch# 1194231 DEEDQC
10/16/2024 02:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241016-0080292

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is **$0**. Affiant Sworn to and subscribed before me this 15th day of October, 2024. Notary Public My Commission Expires: 9/20/25 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

RYAN J. ALSPAUGH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

QUITCLAIM DEED

THIS INDENTURE, made this 15th day of October, 2024, among:

JAMES MICHAEL LAMBERT AND EMOLYN CROW LAMBERT, HUSBAND AND WIFE,

of Dickson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

EMOLYN CROW LAMBERT AND JAMES MICHAEL LAMBERT, TRUSTEES OF THE LAMBERT FAMILY TRUST DATED OCTOBER 15, 2024,

of Dickson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot(s) 140, as shown on the map entitled Stonemeade Section I, of record in Plat Book 6900, pages 800 and 801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to James Michael Lambert and Emolyn Crow Lambert, husband and wife, by Warranty Deed from Chase D. Hendrickson and Alexandra Hendrickson, husband and wife, dated April 18, 2022, and recorded April 20, 2022, at Instrument No. 20220420-0045716, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 5105 Millbrook Drive, Nashville TN 37221.

EMOLYN CROW LAMBERT

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Emolyn Crow Lambert**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of October, 2024.

Ryan J. Alspaugh, Notary Public
My Commission Expires: 9/20/25

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Emolyn Crow Lambert and James Michael Lambert, Trustees
Lambert Family Trust dated October 15, 2024
5105 Millbrook Drive
Nashville TN 37221

Responsible Party For Taxes:

Emolyn Crow Lambert and James Michael Lambert, Trustees
Lambert Family Trust dated October 15, 2024
2682 Maple Grove Road
Dickson, Tennessee 37055

Tax Map and Parcel: 155-15-0A-140.00 CO

THIS DEED has been prepared solely upon information furnished by **James Michael Lambert and Emolyn Crow Lambert.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

JAMES MICHAEL LAMBERT

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **James Michael Lambert**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of October, 2024.

Ryan J. Alspaugh, Notary Public
My Commission Expires: 9/20/25



Certificate of Authenticity

I, Trent Linville, 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 10/15/24.

Date

T Linville

Affiant Signature

10/15/24

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 15th day of October, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

