Karen Johnson Davidson County
Batch # 1236601 DEEDQC
02/12/2025 12:57:15 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250212-0010743

STATE OF TENNESSEE TN)
COUNTY DAVIDSON)

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Michael	Richard	Hambly	AFFIANT

COLBY WHERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 6th DAY OF February, 2025.

NOTARY PUBLIC Colby Wherry

MY COMMISSION EXPIRES: 9-7-26

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
Michael Smallbone, Smallbone and Associates PLLC, 330 Mallory Station Dr, Ste C-7, Franklin 37067

Address of New Owner(s):	Send Tax Bills to:	Map-Parcel Numbers:
556 Roosevelt Avenue, Madison, TN 37115	**556 Roosevelt Avenue, Madison TN 37115**	**Map** 43-6 **Parcel** 288

This transaction is exempt from tax pursuant to Tenn. Code Ann. § 67-4-409(E)

Michael Hambly does hereby quitclaim unto the said Lauren Jemma Valatiadis, her heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 159 on the Plan of Madison Park, Section VII of record in Plat Book 4300, Page 84, in the Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 159 fronts 74.14 feet on the Southerly margin of Roosevelt Avenue and extends back 133.6 feet on the Westerly line and 126.6 feet on the Easterly line to a dead line in the rear measuring 51.2 feet thereon.

Being the same property conveyed to Lauren Valatiadis and Michael Hambly, wife and husband, by virtue of a deed from Larry R. Foster, an unmarried man, recorded on January 26, 2024, at 01:17 PM as instrument #202401260005482 in the official records of the Davidson County Recording Office.

This conveyance is subject to taxes for the year 2025 and subsequent years, easements and restrictive covenants of record.

Witness my hand this the 6th day of February, 2025.

Michael Hambly

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, Michael Hambly with whom I am personally acquainted (or proved to me on the bases of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this the 6th day of February, 2025.

Colby Wherry

Notary Public

My commission expires: 9-7-26

COLBY WHERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS DEED WAS PREPARED UPON INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO REPRESENTATIONS REGARDING THE TITLE TO THE PROPERTY AND NO TITLE SEARCH WAS DONE.