Karen Johnson Davidson County
Batch # 1408906 DEEDQC
04/21/2026 09:36:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260421-0032568

		STATE OF TENNESSEE TN) COUNTY DAVIDSON) THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.	
	Michael	Richard Hambly	AFFIANT
		SUBSCRIBED AND SWORN BEFORE ME, THIS THE 10th DAY OF February, 2026	
			NOTARY PUBLIC Colby Wherry
		MY COMMISSION EXPIRES: 9/17/26	

COLBY WHERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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, TN 37067

Address of New Owner(s):	Send Tax Bills to:	Map-Parcel Numbers:
212 Deer Pointe, Nashville, TN, 37209	**212 Deer Pointe, Nashville, TN, 37209**	**Map** 114 14 0A 065.00 **Parcel**

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:

Being Lot No. 65, on the Plan of Section 1, Woodland Forest - Planned Unit Development, of record in Plat Book 6900, Pages 534-536, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description. Subject to all matters as shown on plan of Section 1, Woodland Forest - Planned Unit Development, of record in Plat Book 6900, Pages 534-536, Register's Office for Davidson County, Tennessee. Subject to all matters as shown on Boundary Plat of record in Book 6900, Page 443, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 7207, Page 851, Book 7439, Page 487, Book

7596, Page 684, Book 7596, Page 692, and Instrument No. 20050916-0111743, Register's Office for Davidson County, Tennessee. By-Laws of record in Instrument Nos. 20040503-0049797 and 20050916-0111744, Register's Office for Davidson County, Tennessee. Deed to Woodland Forest HOA of record in Instrument No. 20050415-0042083, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lindsey L. Patterson, a married woman, by Quitclaim Deed from Lindsey L. Patterson FKA Lindsey L. Keller, of record in Instrument No. 20160913-0096210, in the Register's Office of Davidson County, Tennessee, dated August 26, 2016 and recorded on September 13, 2016.

Being the same property conveyed to Lindsey L. Keller, an unmarried woman, by Warranty Deed from David Sanford and wife, Jessica Sanford, of record in Instrument No. 20150120-0005088, in the Register's Office of Davidson County, Tennessee, dated January 16, 2015 and recorded on January 20, 2015.

This is improved property located at: 212 Deer Pointe #422, Nashville, TN, 37209

Current Source of title : 20220617 - 0069460

This conveyance is subject to taxes for the year 2026 and subsequent years, easements and restrictive covenants of record.

Witness my hand this the 10th day of February, 2026.

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 10th day of February, 2026.

Colby Wherry

Notary Public

COLBY WHERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 9/7/26

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.