Prepared By:
Reinhold H. Holtkamp, Jr.
6011 MARTINGALE LANE
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch# 918749 DEEDQC
09/19/2022 02:01:49 PM 4 pgs
Fees: $23.00 Taxes: $555.00
20220919-0104225

After Recording Return To:
Lawrence P. Holtkamp
P.O. Box 78565
Nashville, Tennessee, 37207

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On September 15, 2022 THE GRANTOR(S),

-Holtkamp Property Holdings, LP, Reinhold H. Holtkamp, Jr. - Director

for and in consideration of: $150,000.00 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

-Lawrence P. Holtkamp, a single person, residing at 1501 Lischey Ave, Nashville, Davidson County, Tennessee 37207

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns

shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

This property is known as: 823 North 2nd Street, Nashville, TN 37207

Tax Parcel Number: #08207004100

Mail Tax Statements To:
Lawrence Holtkamp
1501 Lischey Ave
Nashville, Tennessee 37207

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 9/19/2022

Reinhold H. Holtkamp, Director, on behalf of Holtkamp Property Holdings, LP

STATE OF TENNESSEE, COUNTY OF DAVIDSON COUNTY, ss:

On this 19 day of September, 2022, before me personally appeared Reinhold H. Holtkamp, Director, on behalf of Holtkamp Property Holdings, LP, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

Glenda Elmore
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Glenda Elmore
Notary Public
Glenda Elmore

Title (and Rank)

My commission expires 12-30-24

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $150,000.00.

Affiant
Affiant's Name: FRANK NENTWIG

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 150,000 **, Affiant**
Subscribed and sworn before me this the
19 **Day of** Sept **, 20**22
A. Hayes **, Deputy Register**

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

Holtkamp Property Holdings, LP ("Grantor"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to wit:

This property is known as: 823 North 2nd Street, Nashville, TN 37207.
Said Lot No: 118 fronts 50 feet on the East side of North Second Street and run back between parallel lines 174 1/4 feet, more or less, to an alley.

Land in Davidson County, Tennessee, Being Lot No 118 on the plan of Dr. V.S. Lindsley's Addition to Edgefield, and of record in Plat Book 57, Page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete description.

BEING the same property conveyed to Mattie Pearl Jones, by Warranty Deed, from Odie Lee Duncan and wife, Hallie Carr Duncan, dated August 11,1976, and of record in Book 5056, Page 594, Register's Office For Davidson County, Tennessee. (Value or consideration shown in aforementioned Deed: $10,000.00)

BEING the same property conveyed to Daneshia Smith, by Quitclaim Deed, from Barbara McReynolds, Dated November 24, 2017, and record in Instrument No. 20180123-0006776, Register's Office For Davidson County, Tennessee. (Value or consideration shown in aforementioned Deed: $10.00)

BEING the same property conveyed to Daneshia Smith, by Quitclaim Deed, from Davis R. Murphy, dated November 24, 2017, and of record in Instrument No. 20180123-0006777, Register's Office For Davidson County, Tennessee. (Value or consideration shown in aforementioned Deed: $10.00)

BEING the same property conveyed to Daneshia Smith, by Quitclaim Deed, from Pearl Taylor, dated November 24, 2017, and of record in Instrument No. 20180123-000677, Register's Office For Davidson County, Tennessee. (Value or consideration shown in aforementioned Deed: $10.00)

BEING the same property conveyed to John S. Blackwell, by Warranty Deed, from Daneshia Smith, unmarried, dated January 12, 2018, and of record in Instrument No. 20180123-0006779, Register's Office For Davidson County, Tennessee. (Value or consideration as shown in aforementioned Deed: $156,000.00)

This is used to be an IMPROVED property but the house has been demolished January 19, of 2021 with permit 2020071612 and it is currently vacant piece of land.

CURRENT SOURCE OF TITLE 20180412-0034709