Karen Johnson Davidson County
Batch# 973905 DEEDQC
02/24/2023 10:14:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230224-0013130

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr. #360
Brentwood, TN 37027

**NEW OWNER:**
John Douglas Kamler
Tammie Garrett Kamler
1025 31st Ave. N.
Nashville, TN 37209

**SEND TAX BILLS TO:**
NEW OWNER

**MAP/PARCEL:**
092-01-0-090.00

**This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.**

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **John Douglas Kamler,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim **unto John Douglas Kamler and wife, Tammie Garrett Kamler**, for the purposes of creating a Tenancy by the Entirety all my interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Long & Ashworth's Subdivision of Block 24 & Part of 33-40 & 41, Midway of record in Book 57, page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is thereby made for a more complete description of the property.

Being the same property conveyed to John Douglas Kamler, a single man by Warranty Deed from Lisa J. Smith, a single woman and Hoffman Dodd Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180507-0043501, Register's Office for Davidson County, Tennessee.

This is improved property known as 1025 31st Ave. N., Nashville, TN 37209.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.
WITNESS my hand this the 8th day of February, 2023.

**John Douglas Kamler**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **John Douglas Kamler** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal on this the 8th day of February, 2023.

Notary Public

John M. Wells State of Tennessee Notary Public Davidson County

My Commission Expires: 3/7/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00

Affiant

Sworn to and subscribed before me this the 8th day of February, 2023.

Notary Public

John M. Wells State of Tennessee Notary Public Davidson County

My commission expires: 3/7/2023