Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-4792

KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 1099023 DEEDWARR
02/07/2024 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20240207-0008746

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7 day of February , 2024

Notary Public

Commission Expires: 9/30/2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Antonio Capps 1025 31st Avenue North Nashville, TN 37209	New owner 2602 Alameda St Unit A Nashville TN 37208	092-01-0-090

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Tammie Garrett-Kamler, an unmarried woman,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Antonio Capps, an unmarried man,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 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 by Warranty Deed from Lisa J. Smith and Hoffman Dodd Properties, LLC dated May 4, 2018 and recorded May 7, 2018 in Instrument Number 201805070043501, Register's Officer for Davidson County, Tennessee.

Being the same property conveyed to John Douglas Kamler and wife, Tammie Garrett Kamler, by Quitclaim Deed from John Douglas Kamler dated February 08, 2023, recorded February 24, 2023, recorded in Instrument Number 202302240013130, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1025 31st Avenue North, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 2 day of February, 2024.

Tammie Garrett-Kamler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2 day of February, 2024, before me personally appeared Tammie Garrett-Kamler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~26th~~ 2nd day of ~~January,~~ February 2024.

Notary Signature
My commission expires: 5-10-27

KATHLEEN WILLIAMS
NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 February 7, 2024.

Affiant Signature

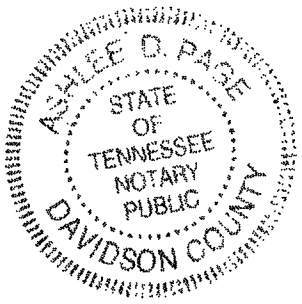
2/7/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 day of February, 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026