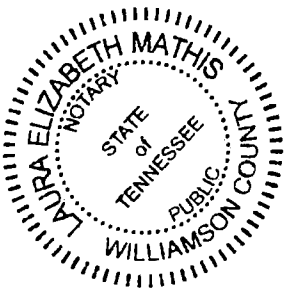
QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of August 2024.

Notary Public

COMMISSION EXPIRES: 3-28-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 6489 N Quail Hollow Rd Ste 102, Memphis, TN 38120

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S):
Lawrence Holtkamp and Lisa Andrews Holtkamp, husband and wife	Lawrence Holtkamp and Lisa Andrews Holtkamp, husband and wife	082 07 0 041.00
(Name) 823 N. 2nd St. Nashville, TN 37207	823 N. 2nd St. Nashville, TN 37207	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Lawrence Holtkamp, hereinafter referred to as Grantor, hereby quitclaims to Lawrence Holtkamp and Lisa Andrews Holtkamp, husband and wife, as tenants by the entirety, hereinafter referred to as Grantees, their heirs and assigns forever, all of; his/her/their right, title and interest which said Grantor has in the following described real estate, situated in DAVIDSON County, State of Tennessee, 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 runs 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, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete description.

Being the same property conveyed to Holtkamp Property Holdings, LP, by Warranty Deed from John S. Blackwell, of record in Instrument No. 20180412-0034709, in the Register's Office for Davidson County, Tennessee, dated March 26, 2018 and recorded on April 12, 2018.

Further, being the same property conveyed to Lawrence P. Holtkamp, a single person, by Quitclaim Deed from Holtkamp Property Holdings, LP, Reinhold H. Holtkamp, Jr. - Director, of record in Instrument No. 20220919-0104225, in the Register's Office of Davidson County, Tennessee, dated September 15, 2022 and recorded on September 19, 2022.

Karen Johnson Davidson County
Batch # 1174730 DEEDQC
08/27/2024 09:50:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240827-0065755

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. This Quitclaim Deed has been executed for the sole purpose of creating a tenancy by the entireties in and to the entire interest in the said property, held by Grantees, as set out in Tennessee Code Annotated § 66-1-109, as amended.

IN WITNESS WHEREOF, the said , has hereunto set her signature, this 20th day of August, 2024.

Lawrence Holtkamp

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Williamson

Before me, the undersigned, a Notary Public of the State and County aforedescribed, personally appeared Lawrence Holtkamp, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of August, 2024.

Laura Elizabeth Mathis
Notary Public

My Commission Expires: 3-28-26

(SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY