THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.ASSOCIATES.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Carl Denver Krantz, Sr. and Thomas L. Krantz, Sr.	Same as Owner	39-00-0-189
1039 Somerset Downs Blvd.		
Hendersonville, TN 37075		

THIS INSTRUMENT PREPARED BY: Smith.Sholar.Associates. PLLC. 846 Conference Drive Suite #4 Goodlettsville, TN 37072	STATE OF TENNESSEE COUNTY OF DAVIDSON } The actual consideration or value, whichever is greater, for this transfer is $ -0- . Dana Kemp Affiant Subscribed and sworn to before me, this the 31st day of July, 2010. Notary Public My commission expires: 3/31/14

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged Tommy Krantz and Denver Krantz "Grantor" by these presents, does hereby quitclaim and convey unto Carl Denver Krantz, Sr. and Thomas L. Krantz, Sr., as Tenants in Common each owning a ½ undivided interest "Grantee", their successors and assigns, all of their right, title, and interest in and to the following described property in Davidson County, Tennessee:

Land in the 14th Civil District of Davidson County, Tennessee, and being described according to a survey by John B. Rainey, Surveyor #823, dated April 4, 1978 and revised April 17, 1979 and known as job No. 77-410 as follows:

Beginning at a spike in the center line of Simpkins Road said point of beginning being the northeast corner of this tract and the northwest corner of the Hans A. Steinmuss land; thence with said Steinmuss westerly line South 48 degrees 29 minutes 25 seconds West 488.00 feet to an iron pin; thence leaving Steinmuss line South 75 degrees 24 minutes 43 seconds West 670.00 feet to an iron pin set at a fence corner; thence with fence North 57 degrees 04 minutes 16 seconds West 214.50 feet to an iron pin; thence leaving said fence North 58 degrees 26 minutes 00 seconds East 1113.27 feet to a spike in the center of Simpkins Road; thence with the center of said road South 56 degrees 38 minutes 46 seconds East 110.35 feet; thence South 46 degrees 15 minutes 50 seconds East 211.98 feet to the point of beginning.

Being the same property conveyed to Tommy Krantz and Denver Krantz, joint tenants with right of survivorship, by Special Warranty Deed from Argent Mortgage Company, LLC, by AMC Mortgage Services, Inc., as servicing agent, of record in Instrument No. 200703050027028, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100066703 DEEDQC
Recvd: 10/21/10 09:38 2 pgs
Fees:12.00 Taxes:0.00
20101021-0084263

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property, known as 5365 Simpkins Road, Whites Creek, TN 37189.

Witness my hand this 31st day of ~~March~~ July 2014, 2010.

Grantor- Tommy Krantz

Grantor- Denver Krantz

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Tommy Krantz, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of ~~March~~ July 2014, 2010.

Commission expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

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Commission expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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