Bill Garrett Davidson County
Batch# 68022 DEEDQC
03/13/2018 09:20:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180313-0023432

STATE OF TENNESEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $1.00.

AFFIANT

Subscribed and sworn to before me, this the 13th day of March, 2018.

NOTARY PUBLIC

LAUREL PIPKIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 5/6/2019

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Caleb Drake Krantz 5899 Clarksville Pike Joelton, TN 37080	Harry Franklin Krantz 6770 Clarksville Hwy Joelton, TN 37080	Map/Parcel 029-00-0-060.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Lucas O'Neal Krantz

HEREINAFTER CALLED THE GRANTOR, RESERVING UNTO HARRY FRANKLIN KRANTZ AND BILLY GREY MARKHAM AN ESTATE FOR LIFE AND TO THE SURVIVOR OF THEM SO LONG AS EITHER MAY LIVE. GRANTOR HAS CONVEYED ALL OF HIS RIGHTS, TITLE AND INTEREST IN AND TO THE TRACT OF LAND BEING DESCRIBED HEREIN, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Caleb Drake Krantz

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE. DESCRIBED AS FOLLOWS, TO-WIT:

Lying in the 14th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the center of Germantown Road, the northeast corner of a tract of land containing 5 acres, more or less, conveyed to Smith Wood, by deed from G.C. Lokey and wife, of record in Book 1101, Page 55, Register's Office for said County, and running thence northerly with the center of said Germantown Road, 40 poles more or less, to southeast corner of a tract of land owned by John C. Vidalis, thence westerly with his

southern boundary line, 40 poles, more or less, to his southwest corner in Jim Arrington's line; thence southerly with said Arrington's eastern boundary line, 40 poles, more or less, to Smith Wood's northwest corner; and thence easterly with his northern boundary line, 40 poles, more or less to the beginning containing 10 acres more or less.

Being the same property conveyed from Helen Maxine Tune to Harry F. Krantz and Barbara J. Krantz, by quitclaim deed recorded with the Davidson County Register of Deeds Office, Instrument Number 20010507-0046472 and being the same property conveyed from Harry Franklin Krantz and wife Barbara Jill Krantz to Lucas O'Neal Krantz subject to a life estate of Barbara Jill Krantz and Harry Franklin Krantz Davidson County Register of Deeds Office, Instrument Number 200520050602-0062310.

Included in the above description but expressly excluded from this conveyance is a tract of land conveyed to W.M. Yunker, Joe Lewis, Howard Fruitager, Nathan Ennis, W.A., Shull as Trustees of Greenville Methodist Church by deed of record in Book 3074, page 49, Register's Office for Davidson County, Tennessee, and a tract of land containing 4.06 acres, more or less conveyed to Homer Hackett and wife, Robbie Hackett, by deed dated August 3, 1971, of record at book 4526, page 102, Register's Office for Davidson County, Tennessee.

This is improved property known as **5895 Old Clarksville Pike, Joelton, Tennessee 37080.**

The above conveyance is subject to life estates in the grantees, Harry Franklin Krantz and Billy Grey Markham with equal individual interest and to the survivor of them so long as either of them may live.

This deed was prepared from prior deeds provided by the Grantors. Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 13th day of March, 2018.

Lucas O' Neal Krantz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LUCAS O'NEAL KRANTZ,** the GRANTOR, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of March, 2018.

NOTARY PUBLIC

My commission expires: 5/6/2019

LAUREL PIPKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
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