Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
5141 Virginia Way, Suite 220
Brentwood, TN 37027

Prepared from Information
supplied by the parties

Karen Johnson Davidson County
Batch# 364629 DEEDQC
02/27/2020 12:36:24 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200227-0021987

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of Owner:
James D. Krantz
820 Belton Drive
Nashville, TN 37205

Send Tax Bills To:
James D. Krantz
820 Belton Drive
Nashville, TN 37205

Map and Parcel No.
11503000300

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **James David Krantz and wife, Margie Joan Krantz**, ("Grantors") hereby quitclaim, convey and transfer unto **Jason D. Krantz** ("Grantee"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows, reserving a life estate and a general power of appointment to **James David Krantz** in which he is able to appoint the property in whole or in part to himself and/or his estate or any trust created by him or his estate including the power to encumber, mortgage, sell or transfer the property or the proceeds thereof to any person, including himself, without the permission of the Grantee. The general power of appointment shall terminate upon the death of **James David Krantz**.

Land in Davidson County, Tennessee, being Lot No. 302 on the Plan of Brookmeade Subdivision, Section IX, as of record in Book 2331, Pages 34 and 35, Register's Office for Davidson County, Tennessee.

Said Lot No. 302 fronts 127 feet on the northerly side of Belton Drive and extends back between lines 380.3 feet on the easterly line and 362 feet on the westerly line, to a broken line in the rear, measuring 158.0 feet thereon.

Being the same property conveyed to **James David Krantz and wife, Margie Joan Krantz**, by Warranty Deed, from **Jimmy D. Taylor and wife, Peggy H. Taylor**, dated May 5, 1970, of record in Book 4416, Page 336, Register's Office for Davidson County, Tennessee.

This is improved property known as: **820 Belton Drive, Nashville, TN 37205.**

IN WITNESS WHEREOF, the Grantors hereby their signatures on this the 13th day of February 2020.

James David Krantz

Margie J. Krantz
BY James D. Krantz

Margie Joan Krantz, by James David Krantz, her attorney-in-fact, under Durable Power of Attorney recorded in Book _____, Page _____, Davidson County, Tennessee.

Instrument No.
20200218-0017758

STATE OF TENNESSEE
COUNTY OF DAIVDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **James David Krantz** with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of February 2020.

Notary Public

My Commission Expires:
9/16/2023

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 **Margie Joan Krantz, by James David Krantz, her attorney-in-fact under Durable Power of Attorney recorded in Book _____, Page _____, Davidson County, Tennessee,** with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained. Instrument No. 20200218-0017758

Witness my hand and official seal this 13th day of February 2020.

Notary Public

My Commission Expires:
9/16/2023

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 13th day of February 2020.

Notary Public

My Commission Expires:
9/16/2023

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY