Prepared by:
Spencer Lambert
5503B Winn Ave
Nashville TN 37212

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
Kevin Furness 1241 Vultee Lane Nashville, Tennessee 37217	New Owner	120-01-0-103.00

Karen Johnson Davidson County
Batch# 534932 DEEDQC
12/15/2020 03:36:57 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20201215-0148134

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00

Kevin Furness
Affiant

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this day of November 30, 2020.

Notary Public

My Commission Expires: 11/6/24
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Greta V. Krantz a/k/a Greta Valez,** by Kevin Furness as her attorney in fact, hereinafter referred to as the Grantors, has this day quitclaim unto **Kevin Furness** hereinafter referred to as the Grantees, and Grantees' successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Stardust Acres Subdivison, of record in Book 1424, page 92, Register's Office for Davidson County.

Said Lot No. 3 fronts 60 feet on the southerly margin of Vultee Boulevard and extends back 200.0 feet on the easterly line and 214.5 on the westerly line to a line in the rear, measuring 65.0 feet thereon.

Being the same property vested to Greta V. Krantz, a/k/a Greta Valez, through the Final Decree for Divorce, No. 86D-291, in the Probate Court for Davidson County, on May 15, 1986, of record in book 6870, page 789, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hardy Miles Krantz and wife, Greta V. Krantz by deed from James L. Henley and wife, Judy D. Henley, of record in Book 5011, page 123, Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of **Greta V. Krantz** ("Principal") by pursuant to the Power of Attorney of record in Book_____ Page_____ or Instrument Number ✱ Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

✱ 20201215-0148133

This is improved property known as: **1241 Vultee Boulevard Nashville, Tennessee 37217.**

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

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and preparer, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 30 day of November 2020.

GRANTORS:

Greta V. Krantz By Kevin Furness as her attorney in Fact

Greta V. Krantz, by Kevin Furness as her attorney in fact

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 Kevin Furness, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Greta V. Krantz and that he is authorized by Greta V. Krantz to execute this instrument on their behalf.

WITNESS my hand and seal at office this 30 day of November, 2020.

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11/6/24

EXHIBIT "A"
TO QUITCLAIM DEED
From: Greta V. Krantz
To: Kevin Furness

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant – Kevin Furness

WITNESS my hand and seal at office this 30 day of November, 2020.

Notary Public
My Commission Expires: 11/6/24

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON