THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd Ste. 130
Nashville, TN 37215
File 210233185

Karen Johnson Davidson County
Batch# 585202 DEEDQC
03/05/2021 10:15:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210305-0029039

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 26th day of February, 2021.

Notary Public

My Commission Expires:

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY EXPIRES: MARCH 7, 2023

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Courtney Kranske and John Kranske 5413 Kentucky Avenue Nashville, TN 37209	New Owner	091 06 0 371.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Courtney Richards, n/k/a Courtney Kranske, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Courtney Kranske and John Kranske, wife and husband,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1320, of Block 182, as shown on the Map entitle Plan No. 1 of West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Courtney Richards by Warranty Deed from L & S Development LLC, a Tennessee limited liability company, of record in Instrument No. 20150608-0053641, in the Register's Office of Davidson County, Tennessee, dated May 29, 2015 and recorded on June 8, 2015. Also see Scrivener's Affidavit recorded in Instrument No. 20151014-0104394 and Instrument No. 20151019-0106299.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of February 2021.

Courtney Richards, n/k/a Courtney Kranske

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Courtney Richards, n/k/a Courtney Kranske, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of February 2021.

Notary Public
My Commission Expires: _____