Karen Johnson Davidson County
Batch# 727257 DEEDQC
09/30/2021 10:16:36 AM 1 pg
Fees: $12.00 Taxes: $0.00

20210930-0131500

**This instrument prepared by:**
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

**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.MILLIKEN.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.** ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

# QUITCLAIM DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Map Parcel Numbers |
|---|---|---|
| (NAME)<br>The Tomas and Linda Krantz Revocable Living Trust | (NAME)<br>SAME AS NEW OWNER | |
| (STREET ADDRESS)<br>5544 Brick Church Pike | (STREET ADDRESS) | 80.12.112 |
| (CITY) (STATE) (ZIP)<br>Goodlettsville, TN 37072 | (CITY) (STATE) (ZIP) | |

**FOR AND IN CONSIDERATION** of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Thomas L. Krantz, Sr. and Carl Denver Krantz, Sr.,** Grantor, does hereby quitclaim and convey unto **THOMAS KRANTZ, SR. AND LINDA KRANTZ, CO-TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE THOMAS AND LINDA KRANTZ REVOCABLE LIVING TRUST DATED APRIL 30, 2021, A 50% UNDIVIDED INTEREST AND CARL DENVER KRANTZ, SR. AND WIFE MARGARET K. KRANTZ A 50% UNDIVIDED INTEREST**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF RIVER MEADOWS, SECTION 2, OF RECORD IN PLAT BOOK 11700, PAGE 21, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THOMAS L. KRANTZ, SR. AND CARL DENVER KRANTZ, SR. JOINT TENANTS WITH RIGHT OF SURVIVORSHIP OF RECORD IN INSTRUMENT NO. 201011180092507, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS IS IMPROVED PREOPRTY KNOWN AS: 2700 HYDES FERRY, NASHVILLE, TN 37218

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 31st day of August, 2021.

Affiant

My commission expires: 3/21/22
(Affix Seal)

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Witness my hand this 31st day of August, 2021.

**Thomas L. Krantz, Sr.**

**Carl Denver Krantz, Sr.**

xxxxxxxxxxxxxxxxxxxxxxxxx

xxxxxxxxxxxxxxxxxxxxxxxxx

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On this 31st day of August, 2021, before me personally appeared Thomas L. Krantz, Sr. and Carl Denver Krantz, Sr., to me known to be the person (s) described in and who executed the foregoing instrument and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal this 31st day of August, 2021.

Notary Public

My Commission Expires: 3/21/22

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY