Karen Johnson Davidson County
Batch# 727257 DEEDQC
09/30/2021 10:16:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210930-0131506

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) The Thomas and Linda Krantz Revocable Living Trust and Carl Denver Krantz, Sr	(NAME) SAME AS NEW OWNER	07013000300
(STREET ADDRESS) 5544 Brick Church Pike	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) 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 **Carl Denver Krantz, Sr. and Thomas L. 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 INTERESTAND 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:

Lot Number 15 on the plan of Resha Heights which is of record in Book 1424, Page 110, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot Number 15 fronts 104.3 feet on the Westerly side of Summit Avenue and runs back 180.5 feet on the Southerly line and 172.4 feet on the Northerly line to a dead line, measuring 104.7 feet thereon.

Being the same property conveyed to Thomas L. Krantz, Sr. and Carl Denver Krantz, Sr., by Substitute Trustee's Deed dated July 31, 2009, in the Register's Office for Davidson County, Tennessee.

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

This is improved property, known as 2107 Summitt Avenue, 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)

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Notary Public

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

Carl Denver Krantz, Sr.

Thomas L. Krantz, Sr.

xxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

xxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2021, before me personally appeared 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 his 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2021, before me personally appeared Thomas L. 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 his 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