Karen Johnson Davidson County
Batch# 727257 DEEDQC
09/30/2021 10:16:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210930-0131508

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	
(STREET ADDRESS) 5544 Brick Church Pike	(STREET ADDRESS)	39-00-0-189
(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:

Land in the 14th Civil District of Davidson County, Tennessee, and being described according to a survey by John B. Rainey, Surveyor #823, dated April 4, 1978 and revised April 17, 1979 and known as job No. 77-410 as follows: Beginning at a spike in the center line of Simpkins Road said point of beginning being the northeast corner of this tract and the northwest corner of the Hans A. Steinmuss land; thence with said Steinmuss westerly line South 48 degrees 29 minutes 25 seconds West 488.00 feet to an iron pin; thence leaving Steinmuss line South 75 degrees 24 minutes 43 seconds West 670.00 feet to an iron pin set at a fence corner; thence with fence North 57 degrees 04 minutes 16 seconds West 214.50 feet to an iron pin; thence leaving said fence North 58 degrees 26 minutes 00 seconds East 1113.27 feet to a spike in the center of Simpkins Road; thence with the center of said road South 56 degrees 38 minutes 46 seconds East 110.35 feet; thence South 46 degrees 15 minutes 50 seconds East 211.98 feet to the point of beginning.

Being the same property conveyed to Carl Denver Krantz, Sr. and Thomas L. Krantz, Sr. by Quitclaim Deed of record in Instrument No. 201010210084263, Register's Office for Davidson County, Tennessee.

This is improved property known as: 5365 Simpkins Road, Whites Creek, TN 37189

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

MICHELLE T. MOORE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

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

Carl Denver Krantz, Sr.

Thomas L. Krantz, Sr.

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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.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public My Commission Expires: 3/21/22