Karen Johnson Davidson County
Batch# 749988 DEEDQC
11/05/2021 10:49:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211105-0148168

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	(NAME) SAME AS NEW OWNER	P/O 018-00-0-22.00 P/O 018-00-0-023.00
(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 **Thomas L. Krantz, Sr. and wife, Linda Gail Krantz,** Grantor, does hereby quitclaim and convey unto **THOMAS KRANTZ, SR. AND LINDA KRANTZ, CO-TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE THOMAS ANS LINDA KRANTZ REVOCABLE LIVING TRUST DATED APRIL 30, 2021,** 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:

Being Tracts 1 and 2 of an unrecorded survey by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, TN 37172, dated September 30, 2013.

A tract of land in the 10th Councilmanic District of Davidson County, Tennessee.

Beginning at an iron pin (old) in the westerly margin of Hitt Lane, a corner of a tract of land which belongs to Carl W. Crews, having a deed reference in Deed Book 6633, Page 373, RODCT, the most easterly southwest corner of this tract and continuing, as follows: S 35 degrees 09' 30" W, 31.93 feet to an iron pin (new), at the intersection of the westerly margin of Hitt Lane and the northerly margin of Brick Church Pike; thence in the northerly margin of Brick Church Pike, as follows: N 56 degrees 01' 22" W, 28.33 feet; thence with a curve to the left, having a radius of 425.00 feet, and arc distance of 174.12 feet, and a chord bearing and distance of N 67 degrees, 45' 35" W, 172.90 feet; thence N 79 degrees 29' 47" W, 21.09 feet; thence with a curve to the left, having a radius of 252.00 feet, an arc distance of 190.00 feet, and a chord bearing and distance of S 78 degrees 54' 16" W. 185.53 feet; thence, S 57 degrees 18' 18", 146.60 feet; thence with a curve to the right, having a radius of 259.32 feet, an arc distance of 243.00 feet, and a chord bearing and distance of S 84 degrees 09' 00" W 234.21 feet to an iron pin (new), in the northerly margin of Brick Church Pike; thence with a new line, N 07 degrees 23' 10" E, 1301.25 feet to an iron pin (new), in the westerly boundary of a tract of land which belongs to James Haslam, having a deed reference in Instrument No. 201104210030907, RODCT; thence, S 25 degrees 55' 27", 102.38 feet to an iron pin (old), a common corner of said tract of land which belongs to James Haslam and said tract of land which belongs to Carl W. Crews; thence, S 26 degrees 08' 34" E, 1246.10 feet, to the beginning, containing 10.59 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, TN 37172, dated September 30, 2013.

Being the same property conveyed to Thomas L. Krantz, Sr. and wife, Linda Gail Krantz by deed of record in Instrument No. 201311150118368, Register's Office for Davidson County, Tennessee.

This is improved property known as 5544 Brick Church Pike, Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 1st day of November, 2021.

Affiant

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

Notary Public

MICHAEL A. MOSES
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Witness my hand this 1st day of November, 2021.

Thomas L. Krantz, Sr.

Linda Gail Krantz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of November, 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 1st day of November, 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 1st day of November, 2021, before me personally appeared Linda Gail Krantz, 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 her free act and deed.

Witness my hand and official seal this 1st day of November, 2021.

Notary Public

My Commission Expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY