Karen Johnson Davidson County
Batch# 1085740 DEEDWARR
12/27/2023 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $289.71
20231227-0099363

THIS INSTRUMENT WAS PREPARED BY Harpeth Escrow, LLC 117 Saundersville Road, Ste. 201 Hendersonville, TN 37075	STATE OF Tennessee COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is **$78,300.00**. Affiant Subscribed and sworn to before me, this **22nd day of December, 2023**. Notary Public My commission expires: _____

CHRISTINE HUTCHINSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-23-2025

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Thomas Krantz, Sr. and **Linda Krantz, Co-Trustees** **0 Lickton Pike** **Whites Creek, TN 37189**	**Thomas L. Krantz, Sr.** **Linda Krantz** 5544 Brick Church Pk. Goodlettsville, TN 37072	**03100008000** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($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, **Mary Sue Arrington, a married woman, Michael Anthony Arrington, and Rayanna Arrington**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **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**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Situated in Davidson County, Tennessee, being described according to an unrecorded survey by R. L. Montoya Land Surveying, Inc., P. 0. Box 471, Goodlettsville, TN 37070-0471, Tennessee License No. 697, dated August 26, 1992, and being more particularly described as follows:

BEGINNING at a Highway right-of-way monument on the eastern right-of-way of Interstate 24 and the southern margin of Clay Lick Road, said point being the northwest corner of this parcel; thence, with the right-of-way of Clay Lick Road, according to Interstate 24 right-of-way plans, South 59 degrees 43 minutes 39 seconds East, 409.82 feet to an iron rod on the western margin of Lickton Pike; thence, with the western margin of Lickton Pike, South 18 degrees 15 minutes 52 seconds East, 361.78 feet to an iron rod; thence, leaving said road margin, North 80 degrees 33 minutes 22 seconds West 395.49 feet to an iron rod on the eastern right-of-way of Interstate 24; thence, with right-of-way North 09 degrees 02 minutes 17 seconds West, 491.36 feet to the point of beginning containing 3.242 acres, more or less.

Being the same property conveyed to David H. Arrington and wife, Bonnie Sue Arrington by Warranty deed from Billie Jean Hunter of record in Book 8726, page 823, Register's Office for Davidson County, Tennessee, dated August 28, 1992 and recorded on September 10, 1992.

Bonnie Sue Arrington died September 12, 1992, leaving David H. Arrington as the surviving tenant by the entirety.

David Henry Arrington died March 31, 2015, his estate being administered through Davidson County Probate Court, Docket No. 15P956. A copy of the Last Will and Testament being recorded as an exhibit to Quitclaim Deed in Instrument No. 20160803-0080095, in the Register's Office for Davidson County, Tennessee, Article IV devised subject property to his 3 children equally, being Mary Sue Arrington, Michael Anthony Arrington and Rayanna Arrington.

Being a potion of the same property conveyed to Mary Sue Arrington, individually, a Life Estate by Quitclaim deed from Mary Sue Arrington, in her capacity as Executrix of the Estate of David Henry Arrington of record in Instrument No. 20160803-0080095 Register's Office for Davidson County, Tennessee, dated July 28, 2016 and recorded on August 3, 2016. The said Michael Edward Craighead hereby joins in this conveyance to convey any and all interest he may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is **unimproved** property known as **0 Lickton Pike, Whites Creek, TN 37189**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **22nd day of December, 2023.**

Mary Sue Arrington

Michael Edward Craighead

Michael Anthony Arrington

Rayanna Arrington

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 22nd day of December, 2023, before me personally appeared Mary Sue Arrington, Michael Edward Craighead, Michael Anthony Arrington and Rayanna Arrington, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of December, 2023.

Notary Signature
My commission expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

HE-2023-334

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/22/23 (date of document).

Affiant Signature

12/27/23
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 27th day of December, 2023

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL