This instrument prepared by:
Suzanne C. Glover
300 Fifth Avenue West
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch # 1122841 DEEDQC
04/15/2024 12:48:44 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240415-0026708

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel
Carl D. and Margaret K. Krantz, Sr., Trustees 330 Plantation Drive Pleasant View, Tennessee 37146	Same	ID No. 059080 05600

FOR AND IN CONSIDERATION of One Dollar ($1), the receipt of which is hereby acknowledged, I, **CARL DENVER KRANTZ, SR.,** hereinafter called the Grantor, by these presents does hereby **quitclaim** and **convey** unto **CARL DENVER KRANTZ, SR.** and **MARGARET KATHRYN KRANTZ, husband and wife, CO-TRUSTEES** of **THE KATHRYN DANIELLE KRANTZ HARLOW 2024 JOINT REVOCABLE TRUST,** hereinafter called the Grantees, to have and to hold, and to their heirs and assigns forever, with full power to mortgage, sell, encumber, restrict and convey all of his/her right, title and interest in a certain tract or parcel of land situated in Davidson County, Tennessee, and bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of PARKWOOD TRACE, SECTION 1, as shown by plat of record in Plat Book 6900, Page 439, Register's Office for Davidson County, Tennessee, to which Plan Reference is hereby made for a more complete description of the property.

THIS INDENTURE made and entered into as of March 29, 2012, by and between **The Bank of New York Mellon fka The Bank of New York, as Successor Trustee to JP Morgan Chase Bank N.A. as Trustee for the Holders of the MLMI Surf Trust Mortgage Loan Asset-Backed Certificates, Series 2005-BC3,** whose mailing address is 2375 N. Glenville Drive (Mail Code: TX 983-01-01), Richardson, TX 75082, hereinafter grantor and party of the first part, and **Carl D. Krantz, Sr.,** hereinafter grantee, party of the second part, whose tax mailing address is **2605 VISTA LANE, NASHVILLE, TN 37207-3137** and recorded in the Davidson County, Tennessee, Register's Office as Instrument #201204300036596.

This is improved property known as 2605 Vista Lane, Nashville, Tennessee 37207-3137.

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 05908005600

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, encumbrances, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, and any and all applicable governmental and/or zoning regulations in the Register's Office for Davidson County, Tennessee.

THIS DEED HAS BEEN PREPARED PURSUANT TO AND IN RELIANCE UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER OF THIS DEED MAKES NO REPRESENTATION WHATSOEVER AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

IN WITNESS WHEREOF, this document was executed this 11th day of April, 2024.

Carl Denver Krantz Sr.
CARL DENVER KRANTZ, SR. GRANTOR

Carl Denver Krantz Sr.
CARL DENVER KRANTZ, SR. CO-TRUSTEE

Margaret Kathryn Krantz
MARGARET KATHRYN KRANTZ CO-TRUSTEE

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the above-said County and State, **Carl Denver Krantz, Sr.** and wife, **Margaret Kathryn Krantz, Co-Trustees** for **The Kathryn Danielle Krantz Harlow 2024 Joint Revocable Trust,** the within named Bargainers, with whom I am personally acquainted, (or proved to me this basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in the aforesaid county, this 11th day of April, 2024.

Suzanne C. Glover
NOTARY PUBLIC
My Commission Expires: 11-19-25

SUZANNE C. GLOVER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS CONVEYANCE IS EXEMPT FROM TENNESSEE RECORDATION TAX PURSUANT TO TCA 67-4-409 § (a)(1)(C)(vi) [formerly TCA 67-4-409 §(a)(3)(F)].

2605 Vista Lane Nashville, TN

Personally appeared before me, the undersigned authority, a Notary Public in and for the above-said County and State, **Carl Denver Krantz, Sr.,** the within named Bargainer, with whom I am personally acquainted, (or proved to me this basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in the aforesaid county, this 11th day of April, 2024.

Suzanne C. Glover

NOTARY PUBLIC

My Commission Expires: 11-19-25

SUZANNE C. GLOVER
NOTARY PUBLIC
STATE OF TENNESSEE
ROBERTSON COUNTY

Carl Denver Krantz, Sr., Carl D. Krantz, and Denver Krantz are one and the same person.

Margaret Kathryn Krantz, Margaret K. Krantz, and Kathy Krantz are one and the same person.