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
20240415-0026709

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	Map 030.00 Parcel 054.00

FOR AND IN CONSIDERATION of One Dollar ($1), the receipt of which is hereby acknowledged, we, **CARL DENVER KRANTZ, SR., and MARGARET KATHRYN KRANTZ, husband and wife,** hereinafter called the Grantors, by these presents do 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:

A tract or parcel of land in the First Councilmanic District of Davidson County, Tennessee, described as Tract #1 on an unrecorded survey for Wayne Proctor by Steven E. Artz, Tennessee Land Surveyor No. 1708, dated March 2, 2004, being more particularly and specifically described as follows, to wit:

Beginning at a concrete monument (old), in the northerly margin of Clarksville Highway (U.S. Highway 41-A), the southwest corner of a tract of land which belongs to Melvin H. Smalley, having a deed reference in Instrument Number 20021115-142121, Register's Office for Davidson County, Tennessee, the south east corner of this tract, and continuing with the northerly margin of Clarksville Highway, as follows: North 55 deg. 25'05" West, 117.04' to an iron pin (new); thence, with a curve to the right, having a radius of 2257.00', an arc distance of 116.25', and a chord bearing of North 53 deg. 56'33" West, 116.23' to a rail road spike (new), in the northerly margin of Clarksville Highway, the southeast corner of a tract of land which belongs to James A. Crossman, having a deed reference in Book 5662, Page 787, Register's Office for Davidson County, Tennessee; thence, North 36 deg. 27'13" East, passing through two buildings, and containing in all 346.63' to an iron pin (new), in the easterly boundary of said tract of land which belongs to James A. Crossman, a corner of a tract of land which belongs to Grady Proctor, having a deed reference in Book 4088, Page 738, Register's Office for Davidson County, Tennessee; thence South 87 deg. 10'14" East, 64.62' to an iron pin (new), in the southerly boundary of said tract of land which belongs to Grady Proctor, a corner of a second tract of land which belongs to Grady Proctor, having a deed of reference in Book 2700, Page 171, Register's Office for Davidson County, Tennessee; thence, South 49 deg. 01'25" East,151.06' to an iron pin (old), in the southerly boundary of said second mentioned tract of land which belongs to Grady Proctor, the northwest corner of said tract of land which belongs to Melvin H. Smalley; thence, South 31 deg. 57'07" West, 367.01' to the point of beginning, containing 1.87 acres, more or less.

BEING the same property conveyed to Grady Proctor by deed from William Gifford of record in Book 4452, Page 637 and re-recorded in Book 4459, Page 939, Register's Office for Davidson County, Tennessee. And, the said Grady Proctor died testate, on March 24, 2003.

Being the same property conveyed to Carl Denver Krantz, Sr. and Margaret K. Krantz, husband and wife, by the Estate of Grady Proctor, deceased, and recorded in Instrument No. 200408030093042 in Register's Office for Davidson County, Tennessee.

This is improved property in Davidson County, Tennessee, known as 5526 Clarksville Highway, Joelton, Tennessee 37080.

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 GRANTOR

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)].

5526 Clarksville Hwy. Joelton TN

Personally appeared before me, the undersigned authority, a Notary Public in and for the above-said County and State, **Carl Denver Krantz, Sr. and Margaret Kathryn Krantz, husband and wife,** 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

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.