Karen Johnson Davidson County
Batch # 1122841 DEEDQC
04/15/2024 12:48:44 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240415-0026710

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

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 022.00 Parcel 077.00

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:

Tract No. 2 on the survey of Ralph Lambert & Son, Surveyors dated January 19, 1974 and described as follows:

BEGINNING at an iron pin in the westerly margin of the U.S. Highway 431 (White's Creek Pike); thence North 88 degrees 41 minutes West 1,022.1 feet to an iron pin; thence North 16 degrees 13 minutes East 146.88 feet to an iron pin; thence North 89 degrees 56 minutes East 863.63 feet to an iron pin in the westerly margin of White's Creek Pike; thence South 40 degrees 41 minutes East along the westerly margin of said pike, 200 feet to the point of beginning.

LOCATED UPON THE ABOVE-DESCRIBED PROPERTY is a 1997 Mountaineer Model No. 933 manufactured home, Serial Number CAP000933TNAB, which is permanently affixed to said property.

Being the same property conveyed to Carl Krantz, Sr. and wife Margaret K Krantz, a 50% undivided interest, and Tommy Krantz, Sr., and wife Linda G. Krantz, a 50% undivided interest, by deed from Cesar A. Salinas and Wendy R. Salinas and recorded in Instrument No. 201101070002196, in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carl Denver Krantz, Sr. and Margaret K. Krantz, husband and wife, by Thomas Krantz, Sr. and wife, Linda G. Krantz, and recorded in Instrument No. 20131217-0127443 in Register's Office for Davidson County, Tennessee.

This is improved property in Davidson County, Tennessee, known as 5254 Whites Creek Pike, Whites Creek Tennessee 37189.

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

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

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)].

5254 Whites Creek Pike, Whites Creek, 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
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.