Karen Johnson Davidson County
Batch # 1122841 DEEDQC
04/15/2024 12:48:44 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240415-0026711

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	14D-24920 Map 15-90.05

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:

Land lying in the 14th, formerly 24th Civil District, Davidson County, Tennessee, being part of Tract No. 6 on the Map of the Weaver-Harris , et al Lands, as of record in Plan Book 2, Page 183, Chancery Court at Nashville, Tennessee, described according to a survey made by C.J. Carney, Surveyor, dated June 20, 1963, as follows:

Beginning at a point in Union Hill Road, said point being the southeast corner of a tract of land conveyed to Frank Allen and wife, by deed of record in Book 3317, Page 467, Register's Office for said County, thence with said Union Hill Road, south 75 degrees 15 minutes East 118 feet to a point; thence North 4 degrees 450 feet to a point; thence North 88 degrees 30 minutes West 100 feet to a point; thence South 7 degrees West 420 feet to the point of beginning.

Being the same property conveyed to Elmer O. Barry and wife, Irene G. Barry, by deed from James H. King and wife, Grace C. King of record in Book 4546, Page 203, Register's Office for Davidson County, Tennessee and being the same property conveyed to Charles E. Havison and wife, Norma P. Harvison by deed from Elmer O. Barry and wife, Irene G. Barry of record in Book 8184, Page 16, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Charles E. Havison (deceased) and wife, Norma P. Havison to Carl D. Krantz and Margaret Krantz, husband and wife, of record at Instrument No. 20220329-0035973 Register's Office for Davidson County, Tennessee.

This is improved property in Davidson County, Tennessee, known as 2770 Union Hill Road, 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)].

2770 Union Hill Rd. 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.