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
20240415-0026712

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	059 11 0 117.00

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:

Lot No. 406, on the Plan of Haynes Manor, Section 3, as of record in Book 4175, Page 11, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Krantz, Sr., Linda Krantz, Denver Krantz, Sr. and Kathy Krantz, by Substitute Trustee's Deed dated August 15, 2013 and recorded in Instrument No. 201309050093907, in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carl Denver Krantz and Kathy Krantz, husband and wife, by Thomas Krantz, Sr., Linda Krantz, Denver Krantz, Sr. and Kathy Krantz dated November 20, 2013 and recorded in Instrument No. 20131205-0123930 in Register's Office for Davidson County, Tennessee.

This is improved property in Davidson County, Tennessee, known as 3857 Woodward Drive, Nashville, Tennessee 37215.

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)].

3857 Woodward Drive 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. 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 August, 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.