****This Quitclaim Deed was prepared from information furnished from the Grantor without the benefit of a title search****

Karen Johnson Davidson County
Batch# 1253417 DEEDQC
03/28/2025 12:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250328-0023439

PREPARED BY:
Sidwell, Barrett, Gore & Reynolds P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is **$0.00.**

AFFIANT

Subscribed and sworn to before me this 28 day of March, 2025.

NOTARY PUBLIC

My Commission Expires: 1-21-26

ADDRESS OF NEW OWNER:
Alan Thomas Krantz
29 Castlewood Court
Nashville, TN 37215

SEND TAX BILLS TO:
SAME

Map/Parcel:
144080B01800CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Robert Kevin Stinson and Miriam Cage Stinson, husband and wife**, hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Alan Thomas Krantz**, hereinafter called the Grantee, all of the Grantor's interests in and to the real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

WITNESS our hands this 28 day of March, 2025.

GRANTOR:

Robert Kevin Stinson

Robert Kevin Stinson

Miriam Cage Stinson

Miriam Cage Stinson

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the State and county mentioned, personally appeared **Robert Kevin Stinson and Miriam Cage Stinson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28 day of March 2025.

My Commission Expires: 1-21-26

Kimberly D Hicks

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
KIMBERLY D. HICKS
WILLIAMSON COUNTY

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 18 on the Final Plat a Resubdivision of Lots 16, 17 & 18 a Revision of Castlewood, as of record in Instrument # 20240103-0000660, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to Robert Kevin Stinson and Miriam Cage Stinson, husband and wife, and Alan Thomas Krantz, Tenants in Common, by deed from Anthony Greco, a married man, of record in Instrument # 20230925-0074993, Register's Office for Davidson County, Tennessee.

This property is known as **29 Castlewood Court, Nashville, TN 37215**

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 28 day of March, 2025.

K. Thomas Sidwell
Date: 3-28-25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 28 day of March, 2025.

Notary Public
My Commission Expires: 1-21-26

