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Batch # 1293699
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Fees $12 00 Taxes. $0 00
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20250703-0052699

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Prepared By
Centennial Title Company, Inc.
30 Burton Hills Blvd, #165
Nashville, TN 37215

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE INSURNACE.

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Karl Krynen, an unmarried man and Dennis Krynen, a married man, as tenants in common** do hereby quitclaim unto **Karl Krynen, an unmarried man and Dennis Krynen, a married man, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit**:

Land in Davidson County, Tennessee, being Lot No. 274 on the plan of Tulip Grove Section IV, as shown by plat of record in Plat Book 4175, Page 12, in the 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 Karl Krynen, an unmarried man and Dennis Krynen, a married man, as tenants in common, by Warranty Deed from Jessie C. Tucker and wife, Mary H. Tucker, dated June 30, 2025, and recorded _____, of record in Inst No. 20250703-0052699 Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and property taxes for the current year.

THE PURPOSE OF THIS INSTRUMENT IS TO CONVEY TITLE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.

This is improved property, known as: 638 Albany Drive, Hermitage, Tennessee 37076.

WITNESS THE EXECUTION HEREOF this 30 day of June, 2025.

Karl Krynen
Karl Krynen

Dennis Krynen
Dennis Krynen

State of Tennessee)
County of Davidson)

On this 30th day of June, 2025 of before me the undersigned, a Notary Public in and for said County and State, personally appeared before me Karl Krynen and Dennis Krynen the within named the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

ANGELA PRESTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 3/3/26

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is great, for this transfer is: **$0.00**.

Lydia Stewart
Affiant

Sworn and subscribed before me on this the 30th day of June, 2025.

Notary Public
My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

New Owner:	**Responsible For Tax Payment:**	**Tax Map-Parcel #:**
Karl Krynen & Dennis Krynen	Legacy Home Loans dba Steadfast Mtg	075-08-0-034.00
638 Albany Dr	2 Cadillac Drive	
Hermitage, TN 37076	Brentwood, TN 37027	