Karen Johnson Davidson County
Batch# 1364963 DEEDQC
01/05/2026 09:39:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260105-0000119

PREPARED BY:
CLOSED, LLC
6312 Highway 41A, Suite 104B
Pleasant View, TN 37146
File No. N/A

STATE OF Tennessee
COUNTY OF Cheatham
The actual consideration or value for this transfer is $0.00.

SUBSCRIBED AND SWORN TO ME ON
12-15-25

AFFIANT

NOTARY PUBLIC
My Commission Expires: 7/23/26

CHEATHAM COUNTY NOTARY PUBLIC STATE OF TENNESSEE DANA L. AUSTIN

ADDRESS OF NEW OWNER:
Anthony B. Lester and Patricia A. Lester
6435 Old Hickory Boulevard
Whites Creek, TN 37189

SEND TAX BILLS TO:
New Owner

MAP & PARCEL:
30-225

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **CARL D. KRANTZ**, Grantor, do hereby quitclaim and convey all of his undivided right, title and interest to the hereinafter described property to **ANTHONY B. LESTER and PATRICIA A. LESTER, husband and wife,** Grantee. Said property conveyed herein is described as follows:

Land lying in the 14th Civil District, Davidson County, Tennessee and being more particularly described as follows, to wit:

Beginning at an iron pin (new) in the westerly margin of Old Hickory Boulevard, a corner of a tract of land which belongs to Grady Proctor, having a deed of reference in Book 4088, Page 738, RODCT, said iron pin being located from an iron pin (old), in the westerly margin of Old Hickory Boulevard, the northeast corner of a tract of land which belongs to Clarence M. Lovell, having a deed reference in Book 9554, Page 215, RODCT, the southeast corner of a second tract of land which belongs to Grady Proctor, having a deed reference in Book 2700, Page 171, RODCT, N 21 °54'18" E, 255.77 feet; thence, N 33°41'35" E,107.05 feet; thence, N 41°35'04" E, 169.29 feet; thence, N 49°28'33" E, 43.06 feet, to the point oi" beginning, the southwest corner of this tract and continuing with the boundary of said first mentioned tract of land which belongs to Grady Proctor, as follows: N 51 °09'3 l" W, 342.07 feet to a fence post (old); thence, N 43°48'15" W, 183.08 feet to an iron pin (new); thence, N 83°23'00" E, 59.23 feet to an iron pin (new); thence, S 87°40'43" E, 310.08 feet to an iron pin (new), the northeast corner of said tract of land which belongs to Grady Proctor, in the westerly

boundary of a tract of land which belongs to Harold Dewayne Chaffin, having a deed reference in Instrument Number 20000530-53454, RODCT; thence, S 29°51 '00" E, passing the southwest corner of said tract of land which belongs to Harold Dwwayne Chaffin, and continuing in all 279.91 feet to a fence post (old), in the westerly margin of Old Hickory Boulevard; thence, S 49°28'33" W, 151.06 feet, to the point of beginning, containing 2.04 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708 d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated March 2, 2004.

Being a portion of the same property conveyed to Carl D. Krantz by Quitclaim Deed from Norma Claire Harvison, a single person of record in Instrument No. 20150721-0071142, Register's Office for Cheatham County, Tennessee, dated July 20, 2015 and recorded on July 21, 2015.

Being also known as 6435 Old Hickory Boulevard, Whites Creek, TN 37189.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 15 day of December, 2025.

Carl D. Krantz

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Carl D. Krantz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and seal, this 15 day of December 2025.

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

NOTARY PUBLIC
My Commission Expires: 7/25/26

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Elizabeth Levsen, do hereby make oath that I am a licensed attorney and/or the 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 December 15, 2025.

Date: January 2, 2026

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this January 2, 2026.



Notary Public
My Commission Expires: 7/25/26