Karen Johnson
Batch # 1459764
08/14/2026 03:06:29 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260814-0076195

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

# QUITCLAIM DEED

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL # |
|---|---|---|
| DAVID O. RANZ and<br>LINDA J. RANZ, Co-Trustees<br>150 Coldstream Rd.<br>Murfreesboro, TN 37127 | SAME | 103 08 0I 002.00<br>103 08 0 010.00 |

**This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).**

FOR AND IN CONSIDERATION of One Dollar ($1.00), we, DAVID O. RANZ and LINDA J. RANZ, ("GRANTORS"), do hereby quitclaim and by these presents do transfer and convey unto DAVID O. RANZ and LINDA J. RANZ, CO-TRUSTEES OF THE RANZ TENNESSEE COMMUNITY PROPERTY TRUST dated August 14, 2026, their successors and assigns ("GRANTEES"), all of GRANTORS' right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

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

**WITNESS** our hands this 14th day of August, 2026.

DAVID O. RANZ

LINDA J. RANZ

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me personally appeared DAVID O. RANZ and LINDA J. RANZ, the within named bargainers, 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, this 14th day of August, 2026.

NOTARY PUBLIC

My Commission Expires:

5/8/29

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2029

**EXHIBIT A**

**Parcel 1 – 103 08 0I 002.00**

Being Unit No. 4005B on the Declaration Establishing 4005 Colorado Avenue of record in Instrument No. 20111013-0079647, as amended by First Amendment to Declaration Establishing 4005 Colorado Avenue to Amend to a Declaration of Protective Covenants, Conditions and Restrictions for 4005 Colorado Avenue, a Townhouse Planned Unit Development of record in Instrument No. 20120607-0049915, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda Ranz by Warranty Deed of record in Instrument No. 20171116-0118026, R.O.D.C.

This improved property is known as 4005 B Colorado Avenue, Nashville, TN 37209.

**Parcel 2 – Map & Parcel 103 08 0 010.00**

Land in Davidson County, Tennessee being the Easterly 66 1/3 feet of Lot No. 18 on the Plan of West End Annex, as of record in Book 332, Page 61, Register's Office for said County.

Said part of Lot No. 18 fronts 66 1/4 feet on the southerly side of Colorado Avenue, formerly 9th Street, and runs back between parallel lines 164.4 feet to an alley.

There is included in the above described real property, but hereby expressly excluded therefrom, the follow described tract or parcel of land conveyed to E. M. Smith and wife, Magdalene P. Smith, by deed from Ora Smith Foster of record in Book 3464, Page 17, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being the Westerly 3 feet 4 inches of the Easterly 66 feet 4 inches Lot No. 18 on the Plan of West End Annex, as of record in Book 332, Page 61, Register's Office for said County.

Being the same property conveyed to Linda Ranz by Warranty Deed of record in Instrument No. 20190225-0016697, R.O.D.C.

This improved property is known as 4007 Colorado Ave., Nashville, TN 37209.