ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Michael Curtis Vantrease	{ New Owner	} Map & Parcel }
{ 717 Drummond Drive	{	} 119-12-71 }
{ Nashville, TN 37211	{	} }
{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner		}
{Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished		}
{by the parties hereto without the benefit of a title examination		}

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Know all persons by these presents, I, Michael Curtis Vantrease, a widow (hereinafter referred to as the "Grantor") do hereby reserve unto myself a life estate in the below described real property and quitclaim and convey unto Anna Grace Vantrease, (hereinafter referred to as the "Grantee") all of the remainder interest in the following described real estate located in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 54 on the plan of Battlewood Subdivision, Section I, as shown on plat of record in Plat Book 1835, page 31 in the Register's Office for Davidson County, Tennessee.

According to said Plat Lot No. 54 fronts 78 feet on the south margin of Drummond Drive, and extends back 164.71 feet on the east line and 244.79 feet on the west line to a dead line in the rear measuring 158 feet thereon.

BEING the same property conveyed to Michael C. Vantrease and wife, Janice Cooper Vantrease, by Warranty Deed from Michael C. Vantrease of record in Book 8743, page 911, said, Register's Office for Davidson County, Tennessee. Janice Cooper Vantrease has since died on April 5, 2020 and upon her death, title was vested in Michael C. Vantrease as the sole surviving tenant by the entirety.

Karen Johnson Davidson County
Batch# 428420 DEEDQC
06/30/2020 09:25:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200630-0070551

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $0.00.
(
( )
(Affiant)
(Subscribed and sworn to before me
(this 26th day of June, 2020.
(
(Notary Public
(My Commission Expires: 05/03/2021
(

TRENT NORTH NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03,2021

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

IN WITNESS WHEREOF, the Grantor have caused this Quitclaim Deed to be executed this 26th day of June, 2020.

MICHAEL C. VANTREASE

STATE OF TENNESSEE}
COUNTY OF Davidson }

On this 26th day of June, in the year 2020, before me, the undersigned, personally appeared Michel C. Vantrease, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it for the purposes contained therein.

Notary Public

My Commission Expires: 05/03/2021

