Karen Johnson Davidson County
Batch# 768658 DEEDQC
12/07/2021 08:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211207-0161675

Prepared from information submitted by the parties without opinion of title by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**TAX MAP/PARCEL #**
Richard L. Vantrease, et. ux.	Same as new owner	Map 042-07-0
505 Nesbitt Lane		Parcel 077.00
Madison, Tennessee 37115		

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: For and in consideration of my love and affection, and to create a tenancy by the entireties in the within property, I, **Richard Lynn Vantrease,** quitclaim and convey to **Richard Lynn Vantrease and wife Shelley Young Vantrease** all of my right, title and interest in and to the following described property:

> LAND in Davidson County, Tennessee, being Lot No. 26 on the Plan of Section Two, Haven Acres, of record in Book 2331, Page 139, Register's Office for said county, to which Plan reference is hereby made for a more complete description thereof.
>
> BEING the said property conveyed to Velma C. Maynard (being the same person as Velma C. Baker), Howard K. Vantrease and wife Billie Jo Vantrease (now Billie Jo Atkisson) by deed from D. C. Trayler and wife of record in Book 2908, Page 331, Register's Office for Davidson County, Tennessee. Howard K. Vantrease subsequently conveyed his interest to Billie Jo Vantrease (now Billie Jo Atkisson) by deed of record in Book 4571, Page 913, said Register's Office. Velma C. Baker subsequently conveyed her interest to Billie Jo Adkisson by warranty deed of record in Book 5179, Page 225; the said deed reserved to Velma C. Baker a life estate, and she subsequently died on 9/24/1998. Billie Jo Adkisson, being the same person as Billie Jo Vantrease and Billie Jo Atkisson, subsequently died 11/5/2019, unmarried and testate. By her Will, admitted to Probate by order of the Seventh Circuit Court for Davidson County, Tennessee, Case 19P2065, entered 12/2/2019, she devised the within property to Richard Lynn Vantrease.

This is improved property known as 223 Diane Drive and 505 Nesbitt Lane, Madison, Tennessee 37115.

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness the signature of the Grantor this date: 12/2/2021

Richard Lynn Vantrease

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Richard Lynn Vantrease, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 12/2/2021

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 7/9/2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ -0-.

Affiant

Sworn to and subscribed before me this date: 12/2/2021

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 7/9/2022

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 2nd day of DECEMBER, 2021.

Date: 12-2-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 2nd day of DECEMBER, 2021.

Theresa C. Richardson

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY