Karen Johnson Davidson County
Batch# 1284402 DEEDWARR
06/13/2025 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $950.90
20250613-0046361

WARRANTY DEED

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

File No. DH-25-10155

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradford Bell	Same as New Owner	
(NAME)	(NAME)	119-12-0-071.00
2 Ironwood Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Anna Grace Vantrease, an unmarried woman, and Michael Curtis Vantrease, an unmarried man, as to a Life Estate,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bradford Bell, a married man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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, an unmarried person, by Warranty Deed from Louis L. Lester and wife, Bonnie Faye R. Lester of record in Book 7028, page 916, Register's Office for Davidson County, Tennessee, dated October 29, 1986 and recorded on November 03, 1986.

Being the same property conveyed to Michael C. Vantrease and wife, Janice Cooper Vantrease, by Quitclaim Deed from Michael C. Vantrease of record in Book 8743, page 911, Register's Office for Davidson County, Tennessee, dated September 25, 1992 and recorded on October 01, 1992. The said Janice Cooper Vantrease died on April 5, 2020, thereby vesting title to Michael C. Vantrease, as tenant by the entirety.

Being the same property conveyed to Anna Grace Vantrease and reserving a life estate to Michael Curtis Vantrease, a widow, by Quitclaim Deed from Michael Curtis Vantrease, a widow, of record in Instrument No. 20200630-0070551 Register's Office for Davidson County, Tennessee, dated June 26, 2020 and recorded on June 30, 2020.

Michael Curtis Vantrease joins in the execution of this conveyance to extinguish his life estate and any other interest he may have.

This is property more commonly known as 717 Drummond Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 12th day of June, 2025.

Anna Grace Vantrease

Michael Curtis Vantrease

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of June, 2025, before me personally appeared Anna Grace Vantrease and Michael Curtis Vantrease, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of June, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, D. Hardwick, 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 **June 12, 2025**.

Date

D. Hardwick

Affiant Signature

June 12, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12th** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

