Karen Johnson Davidson County
Batch# 1403388 DEEDWARR
04/08/2026 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20260408-0028410

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 7 day of April, 2026.

Notary Public
My commission expires: 10/24/2028

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Wanda Williams** | **New Owner** | **05103013300** |
| **3804B Abbott Martin Road** | | |
| **Nashville, TN 37215** | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Erin Dias, Trustee of The 900 Vantrease Road Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Wanda Williams**

HEREINAFTER CALLED THE GRANTEES, 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. 17, Map of Stratton Heights, of record in Book 1835, Page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The 900 Vantrease Road Trust, by Warranty Deed from John W Hermes and Kathleen A Steimle-Hermes, dated April 2, 2026, of record in Instrument No. 20260407-0027965 in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John W Hermes, unmarried, by Deed from Howard L Jackson, unmarried, dated May 15, 1995, of record in Book 9675, Page 272, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 900 Vantrease Rd, Madison, TN 37115.

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 in 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.

_____ Date: 4/2/24

The 900 Vantrease Road Trust
BY: Erin Dias
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 900 Vantrease Road Trust and that she is authorized by The 900 Vantrease Road Trust to execute this instrument on its behalf.

Witness my hand, at office, this 2 day of April 2024.

_____
NOTARY PUBLIC

My Commission Expires: 10/4/27

MICHELLE CRAWFORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

**Tennessee Certification of Electronic Document**

I, Jennifer Russell, 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 4/2/2026 (date of document).

Jennifer Russell
Affiant Signature

4/7/2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 7 day of April 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

