Karen Johnson Davidson County
Batch# 1403670 DEEDQC
04/09/2026 10:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260409-0028780

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Frances McWhirter Andrews, Co-Trustee James Dylan Andrews, Co-Trustee Andrews Residence Trust 666 Timber LN Nashville, TN 37215	same	131 09 0 017.00

WHEREAS, Jonathan Douglass Andrews (the "Decedent") died on February 18, 2025; and

WHEREAS, Decedent was the Grantor and Trustee of the Jonathan Douglass Andrews Revocable Living Trust Agreement dated May 30, 2014, as amended and restated as the Jonathan Douglass Andrews Trust on April 2, 2018, and further amended by a First Amendment dated October 10, 2018, and a Second Amendment dated May 28, 2020 (the "Trust"); and

WHEREAS, pursuant to the terms of the Trust, Frances McWhirter Andrews and James Dylan Andrews succeeded the Decedent as Co-Trustees (the "Co-Trustees") of the Trust upon the Decedent's death; and

WHEREAS, the Co-Trustees desire to convey all right, title and interest in and to certain real property located in Davidson County, Tennessee, in order to complete the administration of the Trust and distribute the Property in accordance with the terms of the Trust.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Frances McWhirter Andrews and James Dylan Andrews, as Co-Trustees of the Jonathan Douglass Andrews Trust dated May 30, 2014, as amended (hereinafter referred to as the "Grantor"), do hereby quitclaim, transfer and convey all of Grantor's right, title and interest in and to the following described property to Frances McWhirter Andrews and James Dylan Andrews, Co-Trustees, and their successors in trust, of the Andrews Residence Trust UAD 4-2-2018 (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Being Lot No. 5 on the Plan of Westwood, as of record in Book 974, page 14, Register's Office for said County.

Said Lot No. 5 fronts 200 feet on the easterly side of Stanford Drive and runs back on the northerly line 932 feet and on the southerly line 619.5 feet to a dead line and measures 475 feet thereon.

Being the same property conveyed to Jonathan Douglas Andrews, Trustee of the Jonathan Douglass Andrews Revocable Living Trust Agreement dated May 30, 2014, by Quitclaim Deed dated December 1, 2015, from Jonathan Douglas Andrews, of record at Instrument No. 20151214-0125682 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5142 Stanford Drive, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions, encumbrances, and other matters of public record that may affect the Property.

Trustees shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Trustees have executed this instrument this 7 day of April, 2026.

JONATHAN DOUGLASS ANDREWS TRUST

By: _____
Frances McWhirter Andrews, Co-Trustee

By: _____
James Dylan Andrews, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Frances McWhirter Andrews**, who upon oath acknowledged that she is the Co-Trustee of the Jonathan Douglass Andrews Trust dated May 30, 2014, as amended, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 7 day of April, 2026.

_____
Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **James Dylan Andrews**, who upon oath acknowledged that he is the Co-Trustee of the Jonathan Douglass Andrews Trust dated May 30, 2014, as amended, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 7 day of April, 2026.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 08, 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vii).

James Dylan Andrews, Affiant

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

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 08, 2029
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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 April 7, 2026.

Carla Lovell

Carla Lovell

4-9-2026

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 9 day of April, 2026.

Erica L Martin

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

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