Karen Johnson
Batch # 1414990
05/04/2026 08:17:24 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260504-0039150

This Instrument Prepa
H. Garth Click, Attorn
2802 Bransford Ave
Nashville, TN 37204

ADDRESS OF NEW OWNERS:
Angela Vertrees
790 Clark Hollow Road
Westmoreland, TN 37186

SEND TAX NOTICE TO:
Same as new owner

Map 026 16 0 Parcel 015.00

This deed was prepared with information supplied by the parties.
No title search performed.
Not closed.

PERSONAL REPRESENTATIVE'S DEED

Sonia C. Andrews died May 30, 2025. She died testate and left a document titled the Last Will and Testament of Sonia C. Andrews, dated December 12, 2011. Angela Vertrees [Angela Andrews Wright] was appointed as the personal representative of the Estate of Sonia C. Andrews in Davidson County Probate Court Docket No. 26P226. The below described real property passed to the beneficiaries identified pursuant to the Last Will and Testament of Sonia C. Andrews. All debts of the decedent have been paid. The Personal Representative by signing this deed releases any right the Personal Representative has to recover this property in the event of the subsequent insolvency of this estate.

Pursuant to the laws of the State of Tennessee and the Last Will and Testament of Sonia C. Andrews, Angela Vertrees as the Personal Representative of the Estate of Sonia C. Andrews, quitclaims to Angela Vertrees all right, interest and title previously held by the decedent in the following described real estate in Davidson County, Tennessee, as follows:

> Being Lot No. 79 on the Plan of Section 111, Mansker Meadows, as of record in Book 2900, page 26, Register's Office for said County.
>
> Said lot fronts 138 feet on the westerly side of Cumberland Hills Drive and runs back 380.05 feet on the northerly line and 385.3 feet of the southerly line to a dead line in the rear on which it measures 67.97 feet.
>
> Being the same property conveyed to James V. Andrews, Jr. and wife, Sonia C. Andrews by deed from Stanley Ray Jones and wife, Mary S. Jones, of record in Book 5021, page 546, Register's Office for Davidson County, Tennessee.

Angela Vertrees' father, James V. Andrews, Jr. predeceased his wife, Sonia C. Andrews on September 21, 2011.

This improved property, known as 206 Cumberland Hills Drive, Madison, TN 37115.

This transfer is by Quitclaim and no warranties about the title are made.

Witness my hand this 23 day of April, 2026.

Estate of Sonia Andrews

By _____
Angela Vertrees
Personal Representative

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

On this the 23rd day of APRIL, 2026, before me personally appeared Seth Ritter, to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and notarial seal.

_____, NOTARY PUBLIC

My Commission Expires: 1/31/2027.

KELLY A HANLON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

I, or we, hereby swear or affirm, that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $ 0.00.

_____, Affiant

SWORN TO AND SUBSCRIBED before me this the 23rd day of APRIL, 2026.

_____, Notary Public or Register 1/31/2027

KELLY A HANLON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY