Karen Johnson Davidson County
Batch# 1415683 DEEDWARR
05/05/2026 11:39:30 AM 5 pgs
Fees: $28.00 Taxes: $730.75
20260505-0040284

This Instrument Prepared By:

Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Name and Address of New Owner:
Dream-More Properties, LLC
5066 Windland Dr
Springfield, TN 37172

Send Tax Bills To:
New Owner

Map & Parcel No: 026-10-0-016-00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, the undersigned, **Angela Andrews Wright Vertrees, Devisee under the Will of Sonia C. Andrews and Executrix of the Estate of Sonia C. Andrews** (hereinafter individually or collectively referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dream-More Properties, LLC, a Tennessee Limited Liability Company** (hereinafter individually or collectively referred to as "Grantee"), and any heirs, successors or assigns of the Grantee, certain land in Davidson County, State of Tennessee, being that same property described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD said Real Estate together with all the appurtenances, hereditaments, estate, title and interest thereunto belonging or in the anywise appertaining unto Grantee, and any heirs, successors or assigns of the Grantee, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said Real Estate in fee simple; that Grantor has good right and lawful authority to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B, attached hereto and incorporated herein by this reference; and Grantor does hereby covenant and bind Grantor, and any heirs, successors and assigns of Grantor, to warrant and forever defend the title to the said Real Estate against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 6th day of April, 2026.

Angela Andrews Wright Vertrees, Devisee
under the Will of Sonia C. Andrews

Angela Andrews Wright Vertrees, Executrix
of the Estate of Sonia C. Andrews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Angela Andrews Wright Vertrees, Devisee under the Will of Sonia C. Andrews and Executrix of the Estate of Sonia C. Andrews, the within-named bargainor, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of April, 2026.

Notary Public
My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$193,750.00~~. CMB
$197,500.00.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6th day of April, 2026.

Notary Signature
My commission expires: 5/8/29

CHRISTY TESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 46 and the westerly 22 feet of Lot 45 on the Plan of Terra View Subdivision, as of record in Plat Book 1130, Page 69, and Revised in Plat Book 1424, page 4, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 46 and part of Lot No. 45 adjoin and front together 122 feet on the south side of Wade Circle (North) and run back between lines 183 feet more or less on the east line of said part of Lot No. 45 and 193.5 feet on the west line of Lot No. 46, to a dead line measuring 122 feet thereon.

Being all the same property conveyed to James V. Andrews, Jr., and wife, Sonya Andrews, by Warranty Deed dated June 19, 1984, from Eugene P. Berman of record in Book 6346, Page 919, Register's Office for Davidson County, Tennessee. The said James V. Andrews, Jr., having died on September 21, 2011, leaving Sonya Andrews as the surviving tenant by the entirety. The said Sonya Andrews, being one and the same person as Sonia C. Andrews, having died testate on May 30, 2025. The said property was devised to Angela Andrews Wright pursuant to the Last Will and Testament of Sonia C. Andrews of record in Docket No. 26P226, in the Seventh Circuit (Probate) Court for Davidson County, Tennessee and of record in Instrument No. 20260416-0031040, Register's Office for Davidson County, Tennessee.

Angela Andrews Wright being one and the same person as Angela Andrews Wright Vertrees.

This Real Estate is more commonly known as 615 Wade Cir, Goodlettsville, TN 37072.

EXHIBIT B

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2026 and subsequent years, not yet due and payable. Map and Parcel 026-10-0-016-00. Current year taxes have been prorated as part of closing and assumed by the Grantee.

3. All matters shown on the Plan of record in Plat Book 1130, Page 69, and Revised in Plat Book 1424, Page 4, Register's Office for Davidson County, Tennessee.

I, Cindy M. Lewis, 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 6th day of April, 2026.

Cindy M. Lewis

Date: 6th day of April, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th day of April, 2026.

Notary Public
My commission expires: 7/17/2027