Karen Johnson Davidson County
Batch # 1420029 DEEDQC
05/14/2026 08:19:17 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260514-0043282

This Instrument Prepared By:
H. Garth Click, Attorney
2802 Bransford Ave
Nashville, TN 37204

ADDRESS OF NEW OWNERS:
Robert Templeton
403 Larkin Drive
Benicia, CA 94510

SEND TAX NOTICE TO:
Same as new owner

Map 042 09 0 Parcel 024.00

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

PERSONAL REPRESENTATIVE'S DEED

Cheri Lea Pillow died February 12, 2026. She died testate and left a document titled the Last Will and Testament of Cheri Lea Pillow, dated November 18, 1988. Robert Templeton was appointed as the personal representative of the Estate of Cheri Lea Pillow in Davidson County Probate Court Docket No. 26P597. The below described real property passed to the beneficiaries identified pursuant to the Last Will and Testament of Cheri Lea Pillow. 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 Cheri Lea Pillow, Robert Templeton as the Personal Representative of the Estate of Cheri Lea Pillow, quitclaims to Robert Templeton 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. 103 Westchester Drive, Kemper Heights, S.D Section 1, as of record in Book 2331, page 65, Register's Office for Davidson County, Tennessee.
>
> Said lot No. 103 is described as follows: Beginning at a point in the northerly margin of Kemper Drive, the same being a common corner of Lots 102 and 103; thence with the dividing line between Lots 102 and 103, 195.4 feet to a monument; thence southwardly with the dividing line between Lots 103 and 104, 199 feet to a point in the northerly margin of Westchester Drive; thence with the northerly margin of Westchester Drive, westwardly 122.4 feet to a monument; thence to the right around a curve 38.09 feet to a monument in the northerly margin of Kemper

Drive; thence with the margin of Kemper Drive westwardly and passing a monument, 128 feet to the point of beginning.

Being the same property conveyed to Cheri Lea Pillow, by Affidavit of Heirship from Henry H. Lepley, of record in Book 8068, page 567, Register's Office for Davidson County, Tennessee.

This property is known as 924 Westchester Drive, Madison, TN 37115.

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

Witness my hand this 28 day of April, 2026.

Estate of Cheri Lea Pillow

By: Robert Templeton
Robert Templeton
Personal Representative

STATE OF California)
COUNTY OF Solano)

On this the 28th day of April, 2026, before me personally appeared Robert Templeton & ~~her~~ 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.

Linda Crncevic, NOTARY PUBLIC

My Commission Expires: 1st September 2028

LINDA CRNCEVIC
Notary Public - California
Solano County
Commission # 2496763
My Comm. Expires Sep 1, 2028

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.

Robert Templeton, Affiant

~~SWORN TO AND SUBSCRIBED before me this the 28 day of~~
April, 2026.

~~, Notary Public or Register~~

See attached CA Jurat

CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Solano

Subscribed and sworn to (or affirmed) before me on this 28th (Date) day of April (Month), 20 26 (Year), by

(1) Robert Templeton

(and (2) ——————),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

LINDA CRNCEVIC
Notary Public - California
Solano County
Commission # 2496763
My Comm. Expires Sep 1, 2028

Place Notary Seal and/or Stamp Above

Signature Linda Crncevic
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Personal Representative's Deed

Document Date: 4/28/2029 Number of Pages: ——————

Signer(s) Other Than Named Above: ——————

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CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Solano }

On 28th April 2026 before me, Linda Crncevic, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Robert Templeton
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

LINDA CRNCEVIC
Notary Public - California
Solano County
Commission # 2496763
My Comm. Expires Sep 1, 2028

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Linda Crncevic
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Personal Representatives Deed
Document Date: 4/28/2026 Number of Pages:
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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