QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March, 2025. Notary Public Date of Expiration: 1-3-25

TAMMY L. CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 2025

THIS INSTRUMENT WAS PREPARED BY (and return to):

CARNEY TITLE, LLC
400 Overbeck Lane, STE 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Rebecca Lyford	**NEW OWNER**	**13116007300**
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 1243180 DEEDQC 03/05/2025 02:21:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20250305-0016686
4730 Clendenin Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **Rebecca Lyford, individually and as the Executrix of the Estate of John Hughes Newman**, ("Grantor") do hereby quitclaim unto **Rebecca Lyford, unmarried** ("Grantee").

Her heirs, successors and assigns, any and all interest that I have in that certain tract/parcel of land located in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Lot No. 4 of Block "C" on the Map of the First Addition to Gateway Acres, as of record in Book 1424, Page 9, Register's Office for said County.

BEING the same property conveyed to John H. Newman by a Quitclaim Deed from John H. Newman of record as Instrument 20100302-0015931, in the Register's Office of Davidson County, Tennessee; the said John H. Newman is one and the same as, and is also known as John Hughes Newman; the said John Hughes Newman having since died testate on February 20, 2024, and by his Last Will and Testament of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 24P889, the subject property was devised to Rebecca Lyford, and the by the terms of the said Will, the said Rebecca Lyford having been authorized to act as Executrix on behalf of the said Estate.

BEING unimproved real property commonly known as **0 Gateway Lane, Nashville, TN 37220.**

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

Witness my hand this the 3 day of March, 2025.

Rebecca Lyford

Rebecca Lyford, individually and as Executrix of the
Estate of John Hughes Newman

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Rebecca Lyford, individually and as the Executrix of the Estate of John Hughes Newman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of March, 2025.

Notary Public
My Commission Expires 11-3-25

TAMMY L. CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

True Copy Certification

I, **Pam Autry,** 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 this the 3 day of March, 2025.

Affiant Signature
Date 3-3-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of March, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

