THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Mulvaney Law* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 489-8302* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* *Sworn to and subscribed before me this 7th day of July, 2025* *Notary Public* *My commission expires: 5/21/28* BRITTNEY MULVANEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-21-2028

QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1295656 DEEDQC
07/10/2025 08:54:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250710-0054225

Name and Address of New Owner:
The Newman Family Trust
Charles Lynn Newman and Mickey Lee Newman, Trustees
1706 Primrose Avenue
Nashville, TN 37212

Send Tax Bills To:
Same

Street Address of Subject Property:	**Map and Parcel:**
1706 Primrose Avenue Nashville, TN 37212	117 04 0 385.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CHARLES LYNN NEWMAN AND WIFE, MICKEY LEE NEWMAN,** hereinafter called "**GRANTORS,**" hereby convey and quitclaim unto **THE NEWMAN FAMILY TRUST, CHARLES LYNN NEWMAN AND MICKEY LEE NEWMAN, TRUSTEES,** hereinafter called "**GRANTEE,**" its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 61 on the Plan of Belmont Terrace as of record in Book 421, page 101, Register's Office for Davidson County. SAID Lot No. 61 fronts 50 feet on the northerly margin of Primrose Avenue and extends back between lines 160 feet to an alley.

Being the same property conveyed to Charles Lynn Newman and wife, Mickey Lee Newman, from Harris Smith, Houston Ezell, Tom Tolbert, Reuben Cravens and Herol Crowder, being all of the Trustees of the Vultee Church of Christ, by Deed dated December 5, 1975, in the Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the source of title shown above.

This conveyance is subject to any and all restrictions and easements of record.

WITNESS my hand this 7th day of July, 2025.

CHARLES LYNN NEWMAN

MICKEY LEE NEWMAN

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **CHARLES LYNN NEWMAN AND MICKEY LEE NEWMAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves, the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

BRITTNEY MULVANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-21-2028

NOTARY PUBLIC