Grantee:
Pandora Sue Winfrey Lyle

This Instrument Prepared By:
Travis L. Strickler
511 Union Street, Suite 1000
Nashville, TN 37219

New Owner/Send Tax Notice to:
Chris D. Lyle
2133 Hidden Valley Circle
Lewisburg, TN 37091

Map: 061-02-0
Parcel: 065.00

Karen Johnson Davidson County
Batch# 1306266 DEEDQC
08/06/2025 08:22:30 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20250806-0062281

EXECUTOR'S QUITCLAIM DEED

Thomas Darrell Lyle died on March 29, 2025, leaving a Last Will and Testament dated May 2, 2013, attached hereto as **Exhibit A**. The Will was admitted to probate on June 23, 2025, in the Chancery (Probate) Court for Robertson County, Tennessee, Docket Number CH25-CV-217. Pursuant to the June 23, 2025 Order, Pandora Sue Winfrey Lyle was named Personal Representative (i.e., Executor) of the Estate of Thomas Darrell Lyle. The Executor, by signing this Deed, transfers the interest of the Executor and that of the Estate of Thomas Darrell Lyle in the subject real property to Chris D. Lyle pursuant to Item II of the Last Will and Testament of Thomas Darrell Lyle dated May 2, 2013. In accordance herewith, Pandora Sue Winfrey Lyle, as the Executor of the Estate of Thomas Darrell Lyle, quitclaims all rights, title, and interests owned by Thomas Darrell Lyle to Chris D. Lyle in and to the following described real property in Davidson County, Tennessee:

> Being Lot No. 298 on the Plan of Gra-Mar Acres, Section 6, First Addition, of record in Book 2663, page 34, Register's Office for said County. Said Lot No. 298 fronts 147 feet on the west side of Graycroft Avenue and runs back between lines, 277.61 feet on the north line and 269.73 feet on the south line, to a dead line in the rear on which it measures 148 feet.
>
> Being the same property conveyed to Darrell Lyle, being one and the same person as Thomas Darrell Lyle, by deed from Jewell B. Lyle of record in Instrument No. 20090929-0090297 in the Register's Office of Davidson County, Tennessee.
>
> Thomas Darrell Lyle died testate on March 29, 2025, leaving a Last Will and Testament dated May 2, 2013. The Will was admitted to probate on June 23, 2025 in the Chancery (Probate) Court for Robertson County, Tennessee, Docket Number CH25-CV-217. Thomas Darrell Lyle devised his entire interest in said property to his son, Chris D. Lyle, pursuant to Item II of said Will.

This is real property commonly known as 4419 Graycroft Avenue, Nashville, Davidson County, Tennessee 37216.

This transfer is by Quitclaim and no warranties are made.

Property description taken from prior deed.

[Remainder of page intentionally left blank. Signature page to follow.]

Witness my hand at Hendersonville, Tennessee this 31st day of July, 2025.

ESTATE OF THOMAS DARRELL LYLE

Pandora Sue Lyle

PANDORA SUE WINFREY LYLE, EXECUTOR

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public in and for said County and State, Pandora Sue Winfrey Lyle, as Executor of the Estate of Thomas Darrell Lyle, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who signed, sealed, and delivered the foregoing instrument in my presence and acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

Witness my hand and official seal at Hendersonville, Tennessee, this 31st day of July, 2025.

T. Strickler

Notary Public

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

My Commission Expires: November 8, 2027

STATE OF TENNESSEE)
COUNTY OF Sumner)

This instrument is exempt from any and all transfer taxes pursuant to TENN. CODE ANN. § 67-4-409(a)(1)(C)(iv) and valuation oath pursuant to TENN. CODE ANN. § 67-4-409(a)(1)(E).

Pandora Sue Lyle

Affiant

Sworn to and subscribed before me this 31st day of July, 2025.

T. Strickler

Notary Public

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

My Commission Expires: November 8, 2027

NSH 3245722.1

RECEIVED
5/23/25

EXHIBIT
A

Will
OF
THOMAS DARREL LYLE

I, THOMAS DARREL LYLE, being a resident of Robertson County, Tennessee, do make, declare and publish this my Last Will and Testament, hereby revoking all former wills and codicils.

ITEM I

I direct that all my lawful debts, including my funeral expenses and the costs of administration of my estate, be paid by my Executrix as soon as practicable after my death. I further direct that my Executrix pay all the estate, inheritance, succession and other death taxes which shall become payable by reason of my death, whether in respect of property passing under this will or otherwise, as an expense of administration, without apportionment.

ITEM II

I bequeath to my wife, PANDORA SUE WINFREY LYLE, all the monies received from \the tower rent for property located at Crown Castle, 7232 Swift Road, Greenbrier, Robertson County, Tennessee 37073, until her death or until and if she remarries, whichever occurs first.

I bequeath to my wife, **PANDORA SUE WINFREY LYLE**, all farm equipment and livestock on the farm located in Robertson County. If **PANDORA SUE WINFREY LYLE** predeceases me, then I bequeath all farm equipment and livestock on said farm to my son, **CHASE T. LYLE**.

I bequeath to my wife, **PANDORA SUE WINFREY LYLE**, any and all business interests I hold at the time of my death.

I bequeath to my son **CHASE T. LYLE**, the property known as 7232 Swift Road, in Greenbrier, Robertson County, Tennessee, consisting of 100.1 acres, more or less, with a life estate interest in said property to my wife, **PANDORA SUE WINFREY LYLE**.

I bequeath to my son, **CHRIS D. LYLE**, the properties known as 4419 Graycroft Avenue, Nashville, Davidson County, Tennessee, 3538 Barnett Avenue, Nashville, Davidson County, Tennessee and all my interest in the property known as 1881 Springfield Highway, Goodlettsville, Davidson County, Tennessee.

I bequeath to my son, **CHRIS D. LYLE** all my interest in the cell phone tower located at East End Road, Goodlettsville, Davidson County, Tennessee.

I bequeath to my son, **CHRIS D. LYLE**, my Rolex Presidential watch, and my Remington Model 870 Shotgun, which belonged to my father.

I bequeath to my sons, **CHASE T. LYLE and CHRIS D. LYLE**, all other guns in my possession, to be divided equally between them.

I bequeath to my sons, **CHASE T. LYLE and CHRIS D. LYLE**, to be divided equally between them, all sporting equipment, including any all boats of whatsoever kind or nature.

In the event that either of my sons, **CHASE T. LYLE or CHRIS D. LYLE** predeceases the other, then his specific bequest's is bequeathed to the other.

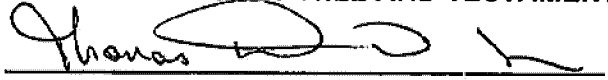
I bequeath to my wife,**PANDORA SUE WINFREY LYLE**, the rest and residue of my estate, including all of my property, real, personal and mixed, including all properties held jointly by my wife and myself, in fee simple and absolutely, including any bonds or insurance on my life, not payable to any specific beneficiary. If **PANDORA SUE WINFREY LYLE** predeceases me, I bequeath to my sons, **CHASE T. LYLE, CHRIS D. LYLE** and my step-son, **ROB WINFREY**, in equal shares, the rest and residue of my estate, including all of my property, real, personal and mixed, in fee simple and absolutely. If any of my devisees should predecease me, I direct that their share return to the Estate to be divided equally between the remaindermen.

ITEM III

I hereby authorize my Executrix to make deeds or bills of sale to the purchaser conveying titles to any and all property without the necessity of Court approval, and further authorize that my Executrix perform without the necessity of placing a bond.

ITEM IV

I authorize my Executrix or any alternate personal representative, in the exercise of a reasonable discretion with respect to all property, real and personal, at any time forming a part of my estate, to exercise any and all the powers set forth in Tennessee Code Annotated Section 35-50-110, to the extent applicable, all of which provisions and powers are incorporated herein by reference as fully as if copied herein verbatim. These powers (as set out in said statute on the date of the execution of this will) are granted even should said statute be amended or repealed at the time of my death.



ITEM V

I appoint, my wife, **PANDORA SUE WINFREY LYLE**, to be the Executrix of this my Last Will and Testament. I direct that no bond or other security be required of my said Executrix for the faithful performances of her duty as such. In the event that my wife, **PANDORA SUE WINFREY LYLE**, is unable or unwilling to serve as Executrix, then I appoint my son, **CHRIS D. LYLE**, to be Executor of this my last Will and Testament , and direct that no bond or other security be required of my said Executor for the faithful performances of his duty as such.

IN WITNESS WHEREOF, I have hereunto subscribed my name to this my last will and testament, consisting of six (6) typewritten pages, and for the purpose of identification, I have signed each such page at the bottom thereof, all in the presence of the persons witnessing it, at my request, on this the 2nd day of May, 2013, at Nashville, Tennessee.

Thomas D Lyle

THOMAS DARREL LYLE

Signed, sealed, published and declared by the Testator, **THOMAS DARREL LYLE**, to be his last will and testament in the presence of all of us at one and the same time, and we, at his request and in his presence and in the presence of each other, have hereunto

Thomas D Lyle

subscribed our names as witnesses, and we do hereby attest to the sound and disposing mind of said Testator and to the performance of the aforesaid act of execution at the place and on the date hereinabove set out.

WITNESS:

(Signature)

Meredith Bach

(Printed Name)

217 Bluegrass Drive
Greenbrier, TN 37073

(Address)

WITNESS:

(Signature)

Amanda Pedigo

(Printed Name)

4205 Gallatin Road
Nashville, TN 37216

(Address)

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

We, the undersigned, being first duly sworn, make Oath; that the Testator, **THOMAS DARREL LYLE**, on this the 2nd day of May, 2013, declared and signified to us the foregoing signed said instrument to be his Last Will and Testament; that he then signed said instrument in our sight and presence; that we at his request and in his sight and presence and the sight and presence of each other, then subscribed our names thereto as attesting witnesses; that at the time of his execution of the foregoing instrument, **THOMAS DARREL LYLE**, was more than 18 years of age and we believed him to be of sound mind; that we, the undersigned, each being more than 18 years of age and under no legal disability now make and sign this Affidavit at the request of the Testator on the day and date above written.

This Affidavit is made and written under the provisions of TCA 32-2-100, for the purpose of attaching the same to the Last Will and Testament of said Testator for proof as to the execution of said Will.

Meredith Beck
AFFIANT **(Printed Name)**

Amanda Pedigo
AFFIANT **(Printed Name)**

Sworn to and subscribed before me this the 2nd day of May, 2013.

Melinda G. Rooker
NOTARY PUBLIC

MY COMM. EXPIRES: 08-17-15

THIS DOCUMENT WAS PREPARED BY:
BECK & BECK ATTORNEYS, PLLC
4205 Gallatin Road
Nashville, TN 37216
(615) 226-9000

MELINDA G. ROOKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns 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 July 31, 2025 (date of document).

Affiant Signature

8-5-25
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of August, 2025.

Notary's Signature

My Commission Expires: 9/7/2026

