QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1311610 DEEDQC
08/19/2025 09:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250819-0066082

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAYLA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-28-2028

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
103 S Broadway
Portland TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Westgate Investments, LLC	New owner	058-15-0-164.00
(NAME)	(NAME)	
511 Long Hollow Pike		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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 considerations, the receipt of which is hereby acknowledged, I/we **New Leaf Investments, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), has/have quitclaimed unto **Westgate Investments, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), its successors, heirs and assigns all of their rights, title and interests in and to, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17, on the plan of Gold Key Addition, Section One, as shown on the plat of record in Plat Book 4675, Page 15, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Harry Barnett and Betty Jean Barnett by Quitclaim Deed from Candace Rosa Rhea Hathaway, dated 08/01/2016, of record in Instrument No. 20160915-0097077, Register's Office for Davidson County, Tennessee.

The said Harry Barnett died on 10/27/2021, leaving the said Betty Jean Barnett the sole surviving tenant by the entirety.

The said Betty Jean Barnett died intestate on 01/28/2024, leaving the said Andrea Beaman and Candice Rosa Rhea Barnett as his/her sole heirs at law as evidenced in Affidavit of Heirship being record as Instrument No. 20240813-0061624, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to New Leaf Investments LLC, a Tennessee limited liability company by Warranty Deed from Andrea Beeman and Candice Rosa Rhea Hathaway, heirs at law of Clora Hardison and Betty Barnett, dated 08/09/2024, of record in Instrument No. 20240813-0061625, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4052 Kings Lane, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Effective the 13th day of August 2025.

New Leaf Investments, LLC, a Tennessee Limited Liability Company

Kerry M. Caldwell

Kerry M. Caldwell, Member

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kerry M. Caldwell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Member within named bargainor, a Tennessee Limited Liability Company, and that he/she as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Kerry M. Caldwell, as such Member.

Witness my hand and Official seal this 13th day of August 2025.

Jennifer A Hoffman

Notary Public
My Commission Expires: 6/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

RETURN TO:
Stewart Title Company Tennessee Division
103 S Broadway St
Portland, TN 37148

CERTIFICATE OF AUTHENTICITY

I, Dakotah Harvey do hereby make oath that I am a licensed attorney and/or 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 8/13/2025.

Dakotah Harvey
Affiant
Date: August 18, 25

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 18 day of August., 2025.

Kayla Adams
Notary Public

My Commission Expires: _____

KAYLA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-28-2028