Karen Johnson
Batch # 1306858
08/08/2025 09:44:20 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20250808-0063041

This transfer is exempt from the Tennessee real estate recording tax pursuant to T.C.A. § 67-4-409(a)(3).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ - 0 -

Affiant

Subscribed and sworn to before me this 4th day of August, 2025.

Notary Public

My Commission expires: 11.2.26

Leslie Walsh
State of Tennessee
Notary Public
Davidson County

This instrument was prepared by:

Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37208

Address New Owner as Follows:	**Send Tax Bills to:**	**Map-Parcel Number:**
Donya Waynick and Mark Waynick, Trustees **Trust u/w/o Geraldine Prosser Bean** **291 Larson Drive** **Mt. Juliet, Tennessee 37207**	**Donya Waynick and Mark Waynick, Trustees** **Trust u/w/o Geraldine Prosser Bean** **291 Larson Drive** **Mt. Juliet, TN 37207**	**Map 42-7** **Parcel 100**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Jimmy L. Bean and Shirley B. Jones, brother and sister, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto Donya Waynick and Mark Waynick, Trustees of the Trust established u/w/o Geraldine Prosser Bean, their successors and assigns, their entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 85 on the Plan of Madison Meade, Section II, as of record in book 3700, page 107, Register's Office for Davidson County, Tennessee.

Said Lot No 85 fronts 130 feet on the northwesterly side of Nesbitt Lane and runs back 317.9 feet on the northeasterly line and 295.1 feet on the southwesterly line, to a dead line in the rear on which it measures 132 feet.

BEING the same land conveyed to James O. Bean (deceased) and wife, Geraldine P. Bean (deceased) from J.C. Thompson Construction Company or J.C. Thompson Construction, Inc., by Deed dated June 3, 1968, of record in Book 4297, Page 16, in the Register's Office for Davidson County, Tennessee.
See also Instrument numbers: 20250808-0063039 and 20250808-0063040
This is improved property known as Lot No. 85 Nesbitt Lane, Madison, Tennessee 37115.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 31st day of July, 2025.

Jimmy L. Bean

Shirley B. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Jimmy L. Bean, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

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

Notary Public

DEBORAH D. JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 07-06-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Shirley B. Jones, with whom I am personally acquainted, and who acknowledged that she executed this instrument for the purposes therein contained.

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

Notary Public

My commission expires: 07-06-2026

DEBORAH D. JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantors, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as

to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.